# SW resident

April 2016

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## WEDDING INSPIRATION

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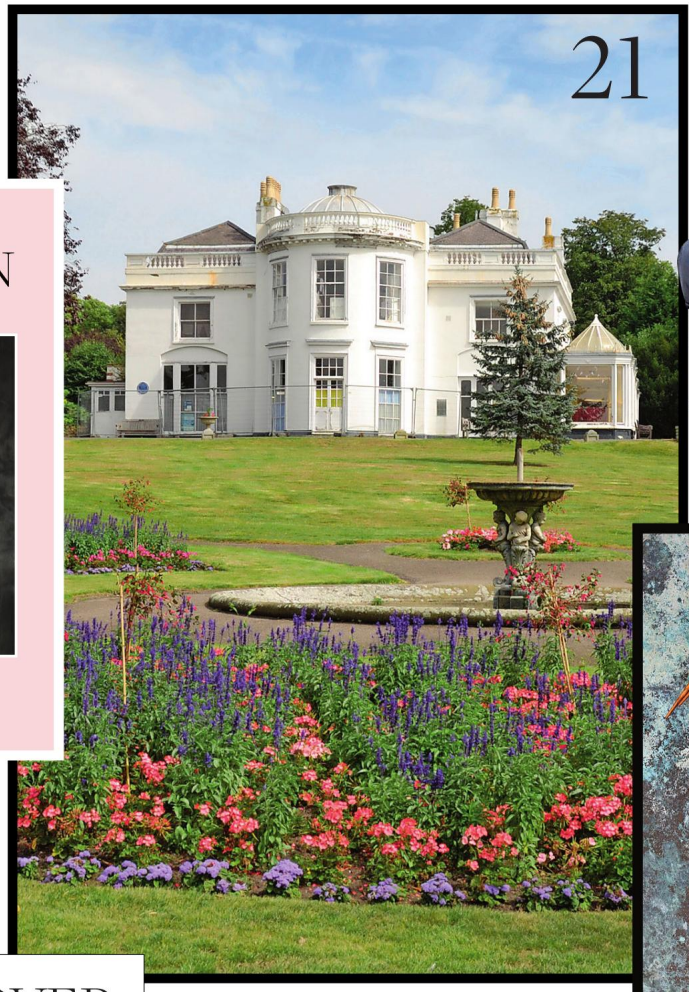

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WEDDING INSPIRATION

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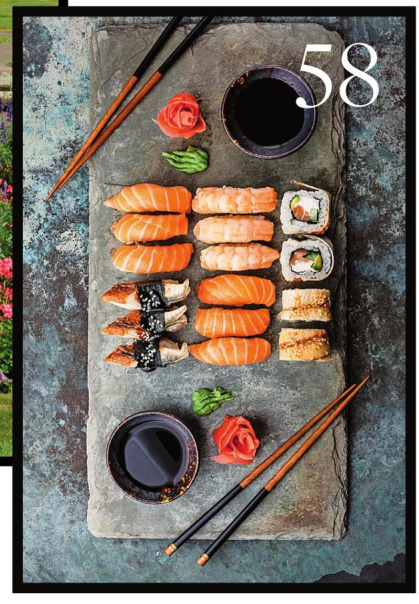


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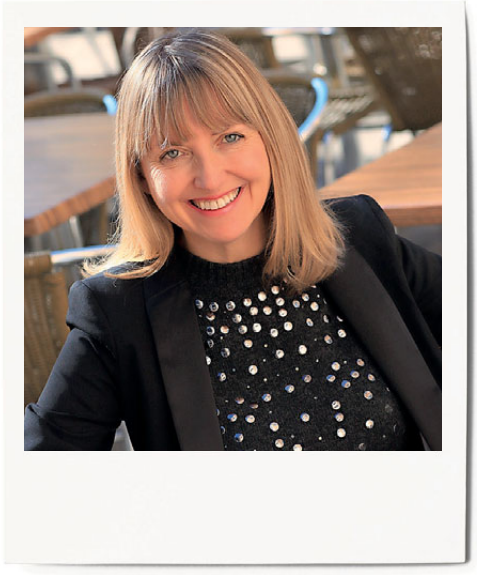
# *Letter from the* EDITOR



As we go to press, spring is finally in evidence. The sun is out, and there are daffodils happily adorning our offices. It's the perfect time for new beginnings and new adventures. That may just mean digging your trainers out (see our runner's guide), but for those of you with weddings on the horizon, don't miss our glorious wedding special, showcasing the South West London's best venues, bridal boutiques, dresses and florists.

This month, we also caught up with record-breaking Putney yachtswoman Tracy Edwards, who is certainly not afraid of seas unknown – she's on a mission to improve education for young girls around the globe, and we're very much on board.

If your new leaf takes the form of a property venture, we've been snooping around in the Home Counties for gorgeous second homes and restaurants worth the pilgrimage (just an hour or so on the train from Clapham Junction). Closer to home, we've fallen hard for the green spaces and leisurely delights of Streatham – birthplace to Sir Henry Tate, no less – and the vibrant new foodie haunts and cocktail bars of Brixton.

In the meantime, refresh your home with tips on maximising light from interior designer Andrew Appleby, achieve effortless modern country style with Kara O'Reilly's top buys, and learn how to curate stand-out pieces for your home from design powerhouse Katharine Pooley, an intrepid traveller with a taste for treasure.

Vicky

Vicky Mayer
Editor-in-Chief, SW resident

local interview

MAIDEN VOYAGE

*Putney's record-breaking yachtswoman Tracy Edwards is campaigning for women's education across the globe*

Words MADELEINE HOWELL

Take to the high seas with Tracy Edwards

home

4 new looks for SPRING

*Want to go fashion-led with your interior decorating? Then take your pick from these key trends*

Story KARA O'REILLY

TOTALLY TROPICAL

Brighten your day with the four key trends for your home this spring

COLOURFUL CANTINAS

*There's a new venue in town: head to Brixton for a unique night of drinking and dining at Barrio*

MADELEINE HOWELL

Barrio has brought a taste of Brazil to Brixton

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# RECOMMENDS

*Five suggestions for keen runners in South West London*

## 1 PROFEET

As the London Marathon on 24 April looms large, spring seems to have sneaked up on us. What better time to take on a new challenge? Whether it's completing a marathon or a triathlon, hiking, skiing or tennis that takes your fancy, Profeet can start you on the right foot with biomechanical analysis and custom insoles.

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## 2 CLAPHAM PIONEERS

Attention, eager sprinters: while there's no shortage of running clubs to choose from in Clapham, this club offers training geared towards specific races. Just home from a group trip to the Lisbon Half Marathon, the Pioneers meet like clockwork every Tuesday evening for an instructed warm-up and a number of alternating routes.

**Wingate Square SW4 0AF; claphampioneers.co.uk**

BOB WALSH

## 3 SPORTING FEET

Conveniently close to the Thames Path, Putney is the place to go for a gentle jog and a change of scene – and the crew at Sporting Feet are there to help you pick the perfect shoe. They're kept busy kitting out members of Putney's many clubs, such as the recently founded Putney Running Club, Run Club Putney and – just for the girls – Runny Honeys.

**3 Lacy Road, Putney SW15 1NH; 020 8780 0558; sporting-feet.com**

## 4 WANDLE RUNNERS

This friendly group welcome runners of every level, and sets out to enjoy Wimbledon's gorgeous green spaces without too much pressure or competition. The Wandles think running should be free, but ask for a donation of £5 a year to support conservation charities – such as the London Wildlife Trust, which is restoring Wimbledon Common's lowland bogs.

**Magdalen Road SW18 3NY; wandlerunners.co.uk**

## 5 SWEATSHOP

Stock up on all the running gear you could possibly need at this fitness emporium just by Clapham High Street station. There's no excuse not to work up a sweat with their exhaustive range of colourful active wear, GPS watches, accessories and supplements – not forgetting the all-important high-viz for evening or early morning outings, and shades for sunny days.

**Arch 632, Voltaire Road SW4 6DQ; 0844 332 5641; sweatshop.co.uk**

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# MAIDEN VOYAGE

*Putney's record-breaking yachtswoman Tracy Edwards is campaigning for women's education across the globe*

*Words* MADELEINE HOWELL

Tracy Edwards (MBE) retrieved her boat, Maiden, from the 'pirate-infested' Indian Ocean – and now she's using it to fundraise for a cause close to her heart.

Over a cappuccino at Hudson's on Lower Richmond Road in Putney – 'This is my favourite spot, thank you so much for coming all the way here!' – Edwards regales me with the success of her recent keynote speech for International Women's Day, hosted by one of the many charities she supports, The Girls' Network. 'They had women speaking who've done maths and science and who work for Google, all these things that we're really trying to get girls interested in. It was just so inspiring,' she beams. 'I'm so honoured to be a patron. The founders are both teachers in their early 20s, and they felt it was important to work towards keeping girls aged 15 to 18 in school, and to provide them with mentors.'

Edwards is irrepressibly enthusiastic about other people's successes, and incredibly modest about her own notable achievements. Expelled from school herself at 15, she went on to lead the first all-female yacht (Maiden) around the world, and was the first yachtswoman to receive the Yachtsman of the Year award in 1989. She was awarded an MBE in 1990 and, not yet content, put together another crew to sail around the world, this time non-stop. They broke five world records, but were unable to finish the race when their catamaran was dismasted. 'It still frustrates me today,' she winces.

More recently, Edwards founded the Maiden Rescue charity to rescue and restore Maiden when it was discovered abandoned, and as well as The Girls' Network, she is also working as an ambassador for charities such as Fields of Life in Africa, Peace through Sport in the Middle East, and UN Women, famous for the #HeForShe campaign fronted by Emma Watson. In 2017, she will embark on a worldwide tour to raise awareness of the issues faced by women deprived of education. 'The Maiden is a beautiful symbol, and I wanted to use her to fundraise and to interact with other charities,' she explains.

'I'm a little ashamed to say that back in the 80s I wasn't up on my soapbox shouting about how women should be allowed to sail around the world. I had noticed that there weren't that many women in sailing, and I just thought a bunch of girls would be more fun. It was only when I was told no, you can't do that – you can't be a skipper because you're a girl – that's when I thought, right, things are going to change. When we got going it was so empowering.

'At the time, men were very good at making feminism seem nasty. Now, the conversation has softened. I look at my daughter's generation and her attitude is

Tracy led the first all-female crew around the world and was awarded an MBE in 1990

just perfect.' The #HeForShe campaign is great because it promotes the idea that men should be feminists too, I suggest. 'And they should be,' she doesn't hesitate as her cup clatters back down onto the saucer. 'It benefits all of us. The numbers are conclusive: if you educate a girl in a community, you improve its socio-economic status; you improve cohesiveness and you improve happiness.' Edwards is full of admiration for Queen Rania's work in Jordan to educate women and refugees. 'She's awesome. Intelligent women like her are really championing education.'

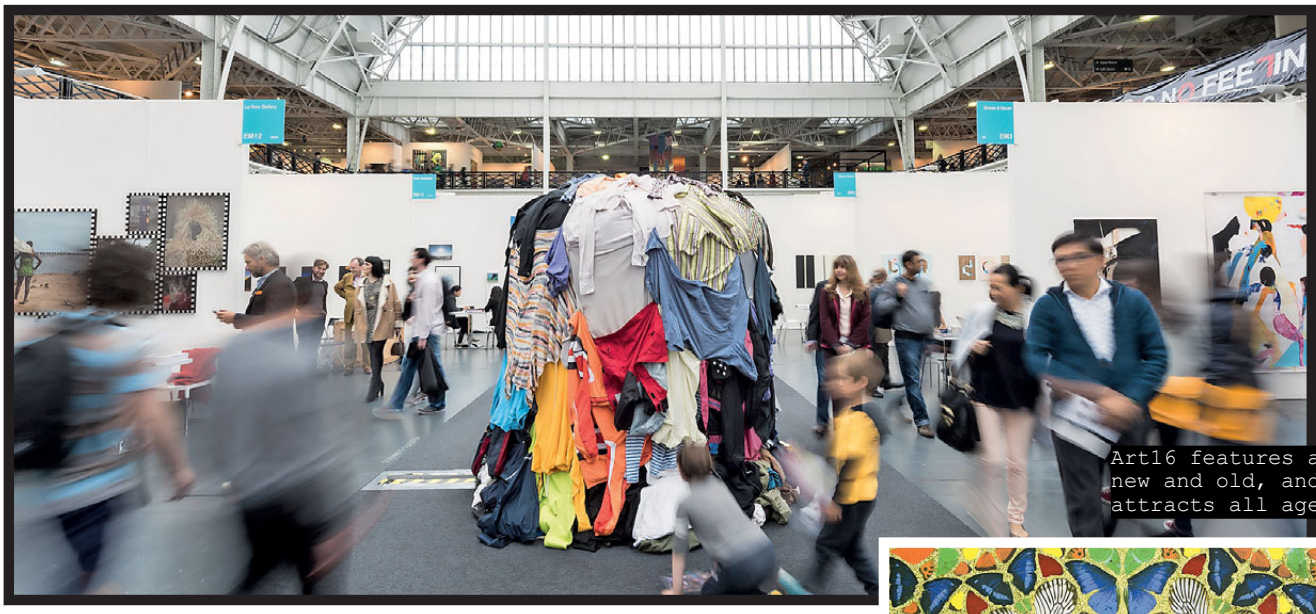
However, she also stresses that there's still work to do. 'It's the threat of violence against women who speak out that worries me.' She's referring to MP Stella Creasy and Caroline Criado-Perez, who received death threats via social media after campaigning to keep women on British bank notes. 'I think in some areas we are making headway, but in the more vulnerable parts of society across the globe, women almost have it worse. I don't want you or my daughter growing up afraid to voice an opinion. I'm disappointed when women who have a voice don't use it. We should scream and shout for the women who are going through domestic violence, or are being yanked out of school. Sixty two million girls across the world aren't even allowed to have an education.'

*I don't want you or my daughter growing up afraid to voice an opinion*

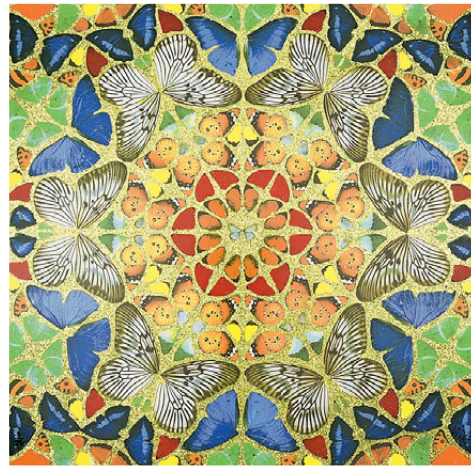
Edwards herself took a step back from sailing to have children, and then went on to graduate with a degree in Psychology. 'My own path was quite chaotic. But at the age of 47 I went and did a degree as a mature student. I thought wow, how lucky am I?' Now, she's bubbling with pride that her 16-year-old daughter plans on taking A levels in maths and physics and going to university to become a civil engineer. 'Sometimes I wonder if we're actually related,' she jokes. 'But seriously, her generation is wonderful. She doesn't consider it a bloke's profession. That didn't even cross her mind. I want to be part of making that happen for the less advantaged.'

Edwards has now lived in Putney for 11 years: 'It's the longest I've ever settled anywhere in my life. I love being near the river. It's funny because I literally just stuck a pin on a map and it landed on the Duke's Head.' As sun shines over the Thames, I can well imagine that no amount of wind or rain would ever be enough to put a dampener on her spirits.

**Visit maidenrescue.org for more information and to read about Tracy Edwards' work**



Art16 features artists new and old, and attracts all ages



# SWEET 16

*From Senegal to South Korea, and Cuba to Czech Republic, the world's finest artists will soon be converging on London*

*Words* MARK KEBBLE

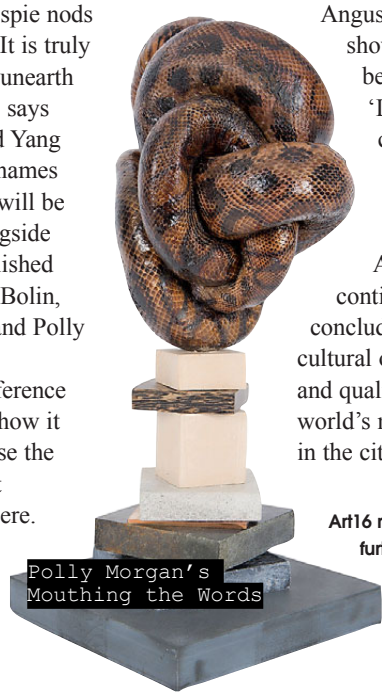
Three years ago a new art exhibition was launched to 'create a global art fair in the world's global city' – and the fact Art16 has grown exponentially in such a short time shows how in demand such an event was. 'The international art market has expanded tremendously in the last ten years and London has cemented its position as a cultural and economic crossroads,' comments Nathan Clements-Gillespie, Art16's Show Director. 'It only makes sense to have a different, strong offering in such a vibrant city, considering New York has The Armory, Independent, NADA and Frieze New York among others.'

Clements-Gillespie is one example of how Art16 has evolved, joining as Show Director this year. 'The excitement and possibility,' he says on the lure. 'My experience at MACRO – The Museum of Contemporary Art of Rome – taught me the importance of art fairs, not only as places to transact, but as focal points for artists, dealers, collectors, museum directors, curators and art world professionals to meet, engage and make things happen. Art16 is all that.'

What stands out for me about Art16, which returns to Olympia from 20-22 May, is the emphasis on not just the big names in the industry, but the fact it also offers a platform for fresher and edgier talents to show their work. 'You will be able to discover artists you would not otherwise have seen and who work outside the western cannon,' Clements-Gillespie nods in agreement. 'It is truly exhilarating to unearth new talent.' He says Diet Sayler and Yang Yongliang are names to watch, who will be exhibiting alongside the more established artists like Liu Bolin, Damien Hirst and Polly Morgan.

Another difference about Art16 is how it doesn't prioritise the experienced art collector out there. 'Art16 is a fair produced by our generation and targeted to our generation,' Clements-Gillespie states. 'A strong contemporary art ecosystem is dependent on fostering young artists, collectors, curators and, of course, galleries. This is an investment in our artistic future.'

Art16 has come far since being launched by Tim Etchells and Sandy Angus in 2013, and is a worthy showcase of how our capital has become central to the world of art. 'London has a wealth of world class institutions, exceptional art schools, is a hub for Europe, Asia, Africa, and the Middle East, and a landing point for the Americas to the rest of the continent,' Clements-Gillespie concludes. 'Its dynamic economy, rich cultural offerings, educational system, and quality of life attract many of the world's major collectors who have a base in the city and support contemporary art.'



Polly Morgan's Mouthing the Words

**Art16 runs from 20-22 May at Olympia – for further details and information on artists exhibiting, visit artfairslondon.com**

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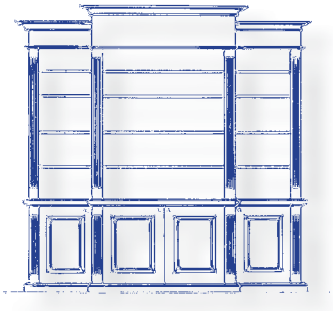

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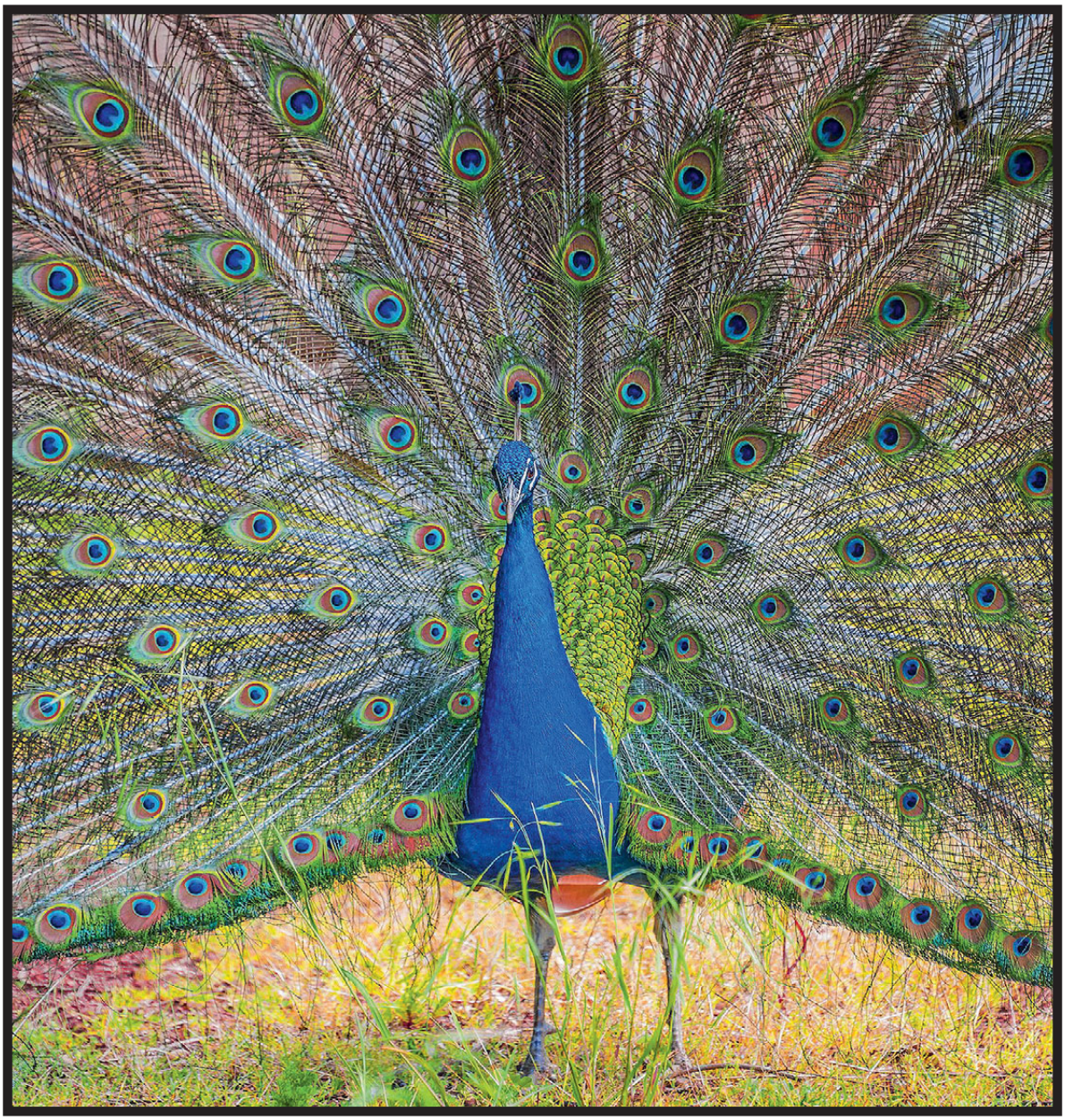
# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}



## AT ONE WITH NATURE

*April – and spring – sees WWT London Wetland Centre come into its own*

Although there is always plenty to entertain at WWT London Wetland Centre, there is something about spring – warmer, longer days for one – that adds to the experience. Although the Easter weekend will have come and gone, look out for their Easter Giant Duck Hunt that runs until 10 April; the Early Bird Openings, held throughout the month, gives you a unique opportunity to see the morning wildlife on their lakes, meadows and gardens; but perhaps the highlight of the lot is the Wildlife Photography class on 15 April, where you will learn how to fine tune your pictures of the natural world (booking essential for the £60 class).

**For more details, call 020 8409 4400 or visit wwt.org.uk**

## CHIC

Now in its third year, Heal's Modern Craft Market returns bigger and better at Heal's Tottenham Court Road store with an extended run until 23 April. Celebrating the best in contemporary crafts, the event provides a platform for the artisans of the Design & Crafts Council of Ireland, plus live workshops, demos and talks.
See more at heals.com

### Udderly hilarious

Master satirist Andy Zaltzman, the cerebral yet hilariously waspish Hal Cruttenden and the just plain psychedically weird Tony Law are among the comedy heavyweights on their way to the Udderbelly Festival at the Southbank Centre from 7 April-17 July. Also don't miss an interactive comedy game show where the entire audience can take part via their phones.
**Find full listings at udderbelly.co.uk**

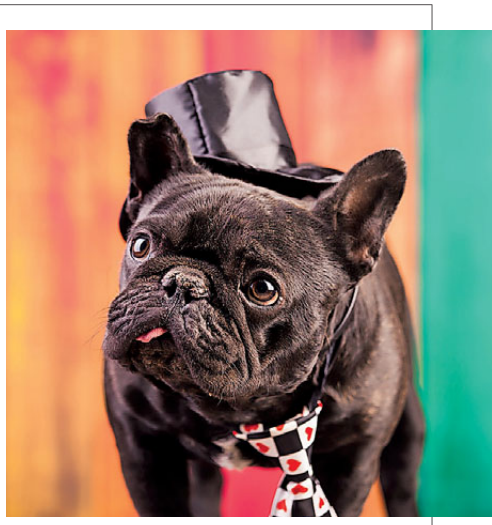
### A real Pick Me Up

The UK's first ever graphic arts festival, *Pick Me Up*, will return to its annual home at Somerset House from 21 April-2 May. All forms of graphic art will be showcased at the festival by top emerging artists as well as more established industry names.
**Strand WC2A 1LA; somersethouse.org.uk**

GEORGE DOUGLAS

**Design masterclass**
On 15 April, join acclaimed interior designer Julia Kendell to discover how to be confident with colour, learn the secrets behind successful lighting, and create balanced and beautiful schemes for your home that you will be really proud of. Aimed at anyone who is interested in learning more about design or embarking on a new project of their own, Julia's Masterclass at Hotel du Vin Wimbledon offers the perfect opportunity to learn tricks and tips for a truly professional finish.
**For tickets, head to hotelduvin.com**

***Online***
See more April events at theresident.co.uk

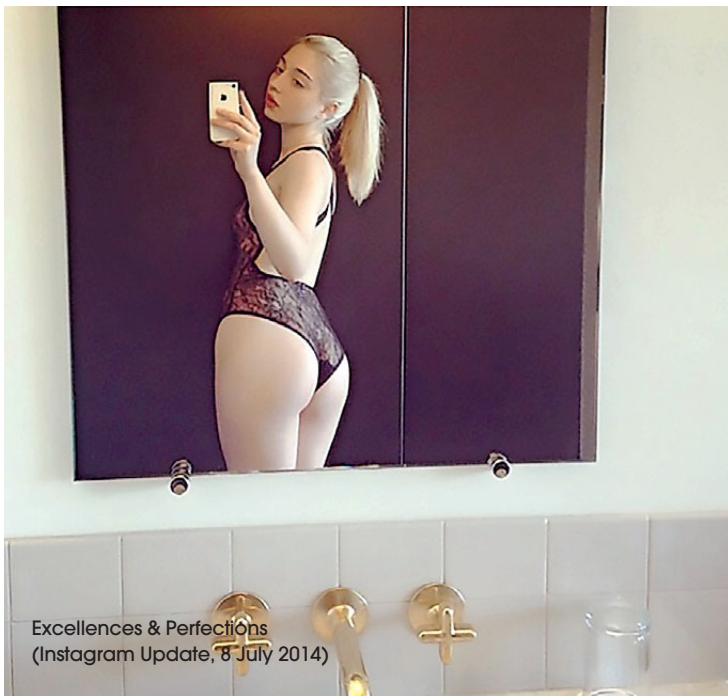


**Canine clamour**
Back by public demand, Cabbages and Frocks lifestyle market in Marylebone village is putting on another special *Dog Day Afternoon* on 16 April. As always there will be a host of special prizes, plus look out for the latest in canine couture and doggy accessories, with proceeds going towards supporting The Mayhew Animal Home.
**See more at cabbagesandfrocks.co.uk**

## *CULTURE AND CONQUEST*

*Opening on 21 April, the British Museum unveils the first exhibition in the UK to explore over 4,000 years of history on the island of Sicily. The exhibition will provide new insight into its vibrant past, shedding light on the remarkable artistic and architectural achievements of the island. Great Russell Street WC1B 3DG; 020 7323 8181; britishmuseum.org/sicily*

**What a performance**
*Performing for the Camera,* open now at the Tate Modern, examines the relationship between photography and performance, from the invention of photography in the 19th century to the selfie culture of today. Bringing together over 500 images spanning 150 years, the exhibition engages with the serious business of art and performance, as well as the humour and improvisation of posing for the camera.
**Eyal Ofer Galleries, Bankside SE1; tate.org.uk**



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Streatham Common in full bloom

# HIT THE HIGH ROAD

*Balham and Clapham may get all the press, but their close neighbour Streatham is fast becoming an attraction in its own right*

BY VICKY SMITH

Tooting Lido isn't far to go for a swim

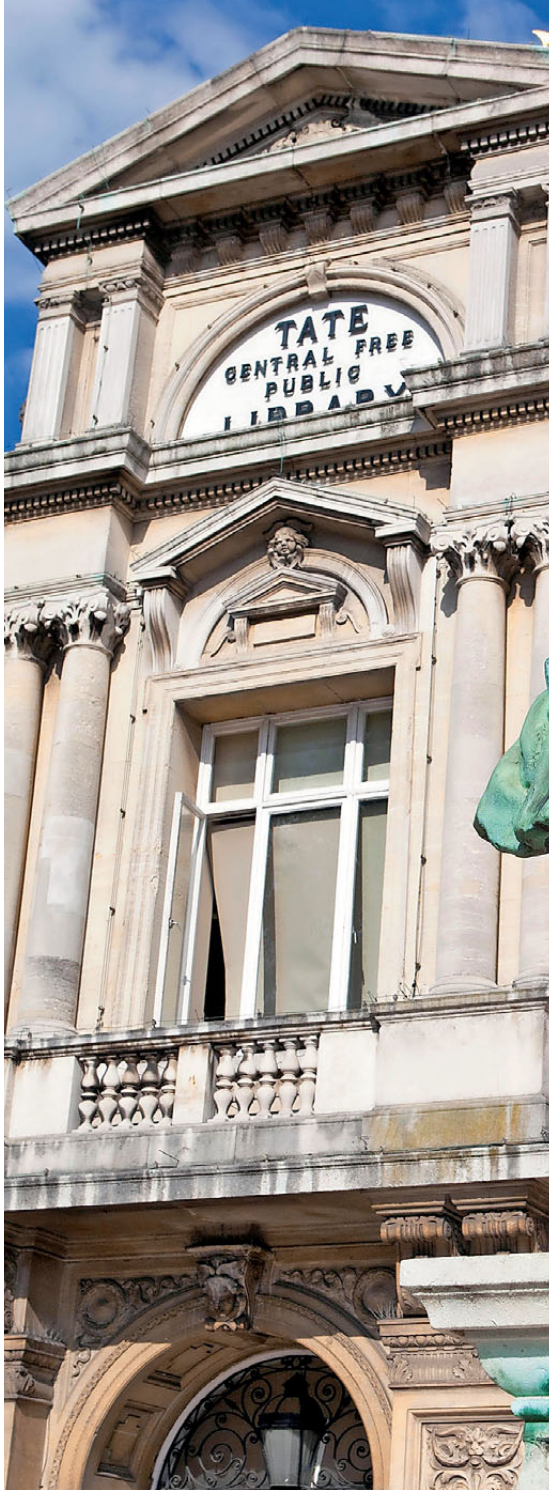
I'm standing in a deli surrounded by freshly-baked bread, perfectly-rolled canoli, giant pastel-coloured meringues and a cheese selection to pique the interest of even the most discerning of shoppers. A lady pushing a pram walks through the door and enquires loudly if the store sells 'super-fine Italian flour for making pasta'. It's a scene that isn't uncommon in London, but up until fairly recently, it wasn't one you might have expected to encounter in Streatham.

For those in the know, Streatham's always had plenty to appeal, and the area's never been short of fans – Sir Henry Tate called Streatham home for many years (he even part-funded the library on the high road, as well as his slightly higher-profile eponymous art gallery), while 45 years ago, a girl called Naomi was born and grew up there, before strutting her way onto pretty much every catwalk in the world. But this large swathe of South West London is often overlooked in favour of neighbouring trendy Brixton, or the more affluent Balham and Clapham, and the seemingly never-ending high road has been the butt of many a joke. However, things are changing, so much so that SW16 is now very much the place to be.

*The seemingly never-ending high road has been the butt of many a joke*

Let's start with that high road, which is apparently the longest shopping street in the UK (it also used to be home to the UK's biggest dancefloor. RIP, Caesar's nightclub). While the lengthy stretch doesn't have the aesthetically pleasing credentials of Bellevue Parade, or villagey-feel of Northcote Road, what it does have is character, and tons of it. It's flanked by some of the finest Art Deco architecture you'll find in south-west London, and the wide pavements mean that plenty of the cafes can provide places for people to sit outside. It's also pretty handy: as well as three overground stations on or just off it, there are several excellent independent food shops – from Polish delicatessens to Halal butchers – alongside a new crop of trendy restaurants and bars that are popping up to serve the area's new generation of residents.

One resident who's really noticed the shift in Streatham is Wendy Rogers, who bought a home in SW16 nine years ago, and has watched the area changing to



Naomi Campbell grew up in Streatham

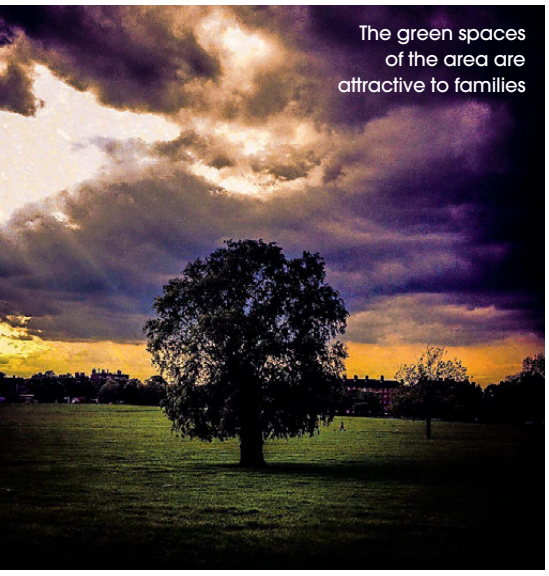
adapt to the influx of 'newbies': 'It has always been lovely,' says Rogers, 'but it has really changed, mainly in the last five years. The biggest difference I've seen is in the amount of new flats and building conversions.'

And this faced-paced development really is impossible to ignore – the former site of the ice rink is now an enormous Tesco, surrounded by an incredibly smart collection of flats and apartments you're usually more used to seeing on the banks of the river. More developments are in the pipeline, with the former Caesar's and Megabowl site soon to be transformed into 'London Square', a collection of high-spec flats that will change this part of the high street immeasurably.

Add to this the rather impressive array of places to eat – The Hamlet, Hood and Perfect Blend are just a few of the places turning the heads of passing locals, and drawing diners from further away, too – and you're looking at a neighbourhood that's got a huge amount going for it.

But living in Streatham is about more than just going out for brunches or to bars – its natural green spaces are a huge lure for those with families, and Streatham Common is a hive of dog-walking and jogging activity every weekend. There's also The Rookery, a secret garden-esque plot in the middle of the common where you can head for a secluded afternoon surrounded by manicured flower beds, while over on Tooting Common, there's the Lido (England's largest fresh-water swimming pool) and an athletics track that's open to the public. Back on the high road, the ice rink has been reincarnated, and there's a smart new leisure centre, a large cinema and The Hideaway jazz bar, an intimate venue with an eclectic line-up.

It's unsurprising to learn that with so much going on, property prices in Streatham have been on the rise constantly year-on-year since 2005, with a hike of 12.1% in the average price from 2014-2015. And it doesn't look like the draw of Streatham shows any sign of abating – the new developments are snapped up before completion, while the Victorian terraces and larger, detached properties are sought-after by families drawn by the strong selection of local schools (Dunraven, Streatham and Clapham High, and Bishop Thomas Grant are all popular choices). If you've always bypassed Streatham in favour of its high-profile neighbours, now's the time to take a fresh new look.



The green spaces of the area are attractive to families

Eateries such as Hood is becoming increasingly popular

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# LOUISE CANDLISH

## *Brace yourself for an excruciating memory*

Normally when I have a new book out and people ask where the idea came from I find it hard to pinpoint exactly – 'dunno' being a disappointing response for all concerned. I'm pleased this time, with the release of my short story *The Intruder at Number 40*, to be able to say straight away what inspired it.

Once, when collecting my pre-school daughter from a friend's house on a weekday afternoon, I went upstairs to use the loo and, catching sight through an open door of a rather nice armchair, crept into the room to have a closer look (in retrospect, the creeping is the worst bit, it was quite theatrical – it telegraphed guilt). I was just stroking the fabric when a voice behind me said, 'Hello, Louise,' and I turned to find the man of the house lying in bed, in his pyjamas, tissues and cough medicine to hand. He was astonished to find a woman he'd met perhaps twice before in his bedroom fingering his furniture.

'Oh, hi,' I said, making the instant and incomprehensible decision to pretend that there was nothing peculiar about my behaviour. I was not a weird peeping tom, just some cheerful tourist with every right to be there. 'Day off work?' I asked.

Day off work?

Scuttling back downstairs, I thought how nothing could be so awful as having an univited guest in the private sanctuary of your bedroom (a bathroom might be worse, actually). Even those spy cameras hidden in teddy bears to check on the nanny tend to be installed in the living room or playroom. Imagine the horror (this is the story idea germinating right here) of everything you do in your bedroom being streamed to someone's iPhone…

In *The Intruder at Number 40*, the offender is not a harmless nosy parker like me, but a frankly deranged estate agent obsessed with a woman he has just sold a house to. Unable to let go, he fits a camera in her bedroom and proceeds to watch her every move. Soon jaded by the more titillating bedroom activities, he becomes riveted by her changing moods, the glimpses of a larger story.

*I turned to find the man of the house, lying in bed, in his pyjamas*

When I told Andrew of my having sneaked into another couple's bedroom (and neither apologizing nor explaining when caught), he just said, 'Oh, Lou,' in that way that meant it was definitely as bad as I thought it was and that he fully expected to read all about it at some point in the future. Everything is material, even the most unspeakable stuff.

Which is why I know that if my daughter's friend's father ever writes a short story of his own, I will be in it, my low moment not only exposed but also, most likely, exaggerated. And it will serve me right.

**Louise Candlish's latest novel, The Intruder at Number 40, is published by Penguin in ebook on 5 April; louisecandlish.co.uk**

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# HOMES

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## SPRING IN THE STEP

*Begone winter: here are the four colourful trends every home needs*

Pink is the new grey they say, and judging by what we see on page 37 then we have been won over. It's one of four key trends Kara O'Reilly is pinpointing for the home this spring and it certainly cheered us up. There is also a special feature on how country chic is taking over our homes from page 46, plus we go inside one of the most stunning SW London homes we have been into for a long time on page 32.

# TREASURE HUNTER

*Interior designer Katharine Pooley on travelling, treasure and storytelling*

*Words* MADELEINE HOWELL

Katharine Pooley giggles mischievously to herself. I've asked her how she goes about creating a sense of luxury, and she's smiling knowingly. 'Well, it's the finishes. The fabrics. I mean, you could go and get a fabric for £15 a metre, or you could get a fabric for £350 a metre. The luxury is in the materials – whether you're having cashmere and silk or just wool, real leather or fake leather.' Her disparaging tone indicates that she is not so fond of the latter. 'It's also in the joinery, incorporating bronze for example, or lots of detail,' she adds. It's subtle, then, I suggest, but makes all the difference. 'Absolutely,' she agrees. 'It also needs to be practical. I have dogs and kids myself, which really helps me with design. It can often be about understanding real life and choosing things that are durable.'

Pooley strikes me as someone who revels in the finer things in life, and it shines through in her sumptuous choice of furnishings. At the same time, she's utterly fearless and intrepid, and I'm amazed to discover she has visited more than 150 countries in her quest for unique pieces. 'People always say to me, gosh, I love that, where's it from?' she tells me. 'I've been to Ethiopia, for example. Not many people have been to Ethiopia, but it's got amazing ceramics, similar to Iran. I'm always looking to bring back fascinating objects that people haven't seen before. It's just a habit that I've got, collecting belongings.' Her taste is eclectic, and she certainly has a sense of adventure, from crossing the Sahara on horseback to sledding in the North Pole.

Is this wanderlust combined with an appreciation for unusual pieces what led her into the design world? 'Do you know, it's quite weird,' Pooley reflects. ›

Pooley carefully dresses and curates the accessories of each room

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Pooley opts for sumptuous, textured fabrics

'I've always loved home. That's "home" in brackets. I always have done. My stepmother was very good at designing a home and making it very beautiful. I've always appreciated beautiful things and on my travels I would spend my pocket money buying just one thing, so I could go home and talk about it.'

Pooley emphasises that she doesn't have a particular style: it's about each individual client as well as the property itself. 'People these days will have French furniture in a very traditional house in London. It doesn't have to be English for an English house. I love bringing in different tastes to tell a story. It's not always all about me,' she jokes. What are her favourite items at the moment? 'There's a tray brushed over in gold leaf with an antique mirror base from my boutique. I love cashmere throws, and Mario Cioni does beautiful glassware.'

These days, Katharine Pooley Ltd is taking on a number of projects overseas, in China and Doha, as well as London townhouses – not to mention sourcing and designing unique homeware for the boutique. 'It's exhausting!' Pooley exclaims cheerfully. Even in her downtime, she can't help but continue to be creative and think about design. 'My husband despairs because I'm always tweaking things. This weekend was Mother's Day. I had a cooked breakfast in bed with the kids and he was being brilliant. But, of course, I just wanted to spend the whole weekend laying the table, picking flowers from the garden, bringing out the nicest cutlery, deciding what napkins would go best. I've recently been to Mauritius and I picked up some amazing shells, which I made into one big clam shell. My day-to-day role now doesn't give me the chance to be creative all the time. I'm just the engine making everything happen.'

*On my travels I would spend my pocket money buying just one thing so I could go home and talk about it*

Katharine Pooley Ltd certainly produces stunning results. I'm in awe of a particular residential apartment on Cheyne Terrace, a cocoon of soft textures and pretty little finishing touches. 'It was for a client who had had a really busy house beforehand and wanted something more neutral, with less clutter. We used a lot of modern pieces with lots of celadon, duck egg blue and cream. One bedroom has a few splashes of orange to add a little colour, but it all has a very calming ambience. The stand-out features like the stone fireplace are also quite contemporary.'

Pooley's fondness for sensuous materials is evident, from velvety chairs to plush throws and silk-smooth surfaces. The array of ornaments, including snake print boxes, glass perfume bottles and coffee table books, is carefully curated to be just so, elevating home dressing to a real art form.

Our interview has made me vow inwardly to channel Pooley's hunter gatherer-like nose for treasure and tales to tell when it comes to my own buying habits. She's made me want to think more carefully about the feel of my home, as well as the look, to achieve that elusive sense of luxury and comfort.

**See more at katharinepooley.com**

# LEADING LIGHT

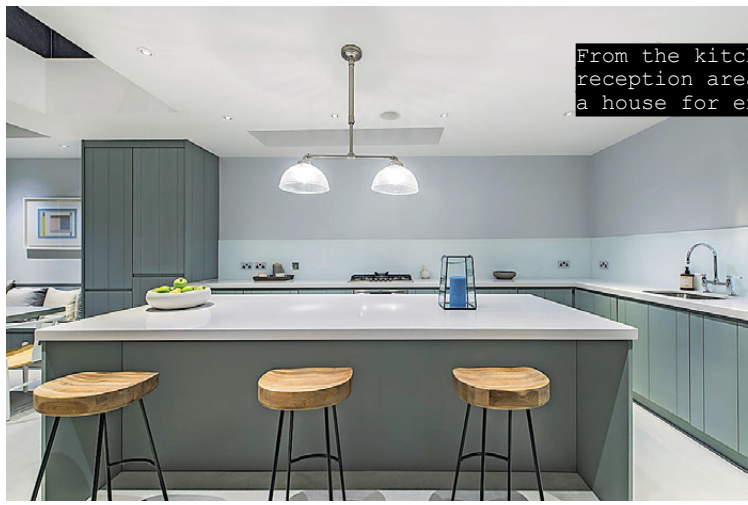
*Fulham's best property? How the ambitious Andrew Appleby of the Artius Group created this stunning family home*

*Words* MARK KEBBLE

As briefs go, the one for Rosebury Road in Fulham was quite something. 'To create the best house in Fulham,' states Andrew Appleby matter of factly. 'We wanted to create a brilliantly planned modern space within a 1930s traditional building. We also wanted to provide the next "step" of the ladder to establish Artius Group as a brand synonymous with superbly designed and executed residential projects.'

Just by what you can see on these pages, I suggest they have achieved that and then some. Talking to Appleby, there's no doubt this was a huge project, as he takes me through a whole host of things that added to the complexity of the task. As he says, the biggest challenge was to 'create a level of quality I aspire to achieve within the constraints of the product'.

The first thing that strikes me is the incredible lighting throughout the home. 'I always look to maximise light in a project,' Appleby points out. 'This creates a sense of warmth and space in a property.' Starting from the top, a roof light was installed to enable natural light to come flooding down the stairwell,



From the kitchen to reception areas, this is a house for entertaining

The property is flooded with natural light thanks to clever design and use of glass

usually dark in traditional properties such as this. 'On the second floor I installed French doors to provide light from floor to ceiling level adjacent to the bed,' Appleby continues. 'I also created a glass wall between the loft-style second floor bedroom and first floor landing to allow natural light into the family bathroom and bedrooms at first floor level. At ground floor level I installed a glass crittal wall between the sitting room/library and the corridor. I also installed a full floor to ceiling height glass wall to the rear elevation of the property, allowing natural light to shine throughout from the front to the back of the ground floor.'

*I always maximise light in a project to create a sense of warmth and space*

The back of the property has its own story to tell. 'I removed the entire rear section of the house – with the exception of the façade – and redesigned and rebuilt it to have continuity from top to the bottom of the accommodation,' Appleby explains. 'I aligned all the windows/doors to provide the occupier with an aesthetically appealing feel to the rear of the building. Each section is linked to the next space in order to connect naturally and to allow the occupant to feel they are living in one space.

'I created a formal mature feel to the ground floor,' he continues, 'connecting the sitting room, library and the more relaxed family area in the lower ground floor with a mezzanine overlooking the kitchen. This entire area is linked naturally by opening up the space with the mezzanine, allowing the family to be together whilst cooking, dining, working or having some quiet "me" time in the library area.' ›

The bedrooms and bathrooms have been designed to suit a family

The rear section of the home was rebuilt, with the exception of the façade

The kitchen is certainly one sparkling aspect of the final design. 'I designed the basement and garden as one space,' Appleby concurs. 'The kitchen is the centrepiece of the floor leading to the dining area, sitting area and opening out onto the garden at one end. Leading from the kitchen there is a wider than normal corridor leading to the family play room – this has been arranged with an open feel so the children can freely move from playroom to kitchen whilst the parents relax in the kitchen. The family room can also be used as a cosy TV room in the evenings or closed off to create an additional bedroom. The entire floor has been designed to create flexibility and a practical space for the family.'

The word 'family' crops up a lot during the interview and it's left in no doubt who the design was for. The familial aspect again played a key role in the look and feel of the bedrooms in the property. 'I designed the master bedroom and en-suite bathroom in the middle of the house to act as the focal point of the upper floors,' Appleby says. 'Along the corridor from the master bedroom is the large family bathroom and children's bedroom. On the top floor I have created a loft-style bedroom with en-suite bathroom to act as a guest room, and this has been designed as an open plan floor to provide a sense of space and has been finished to feel like a Hamptons' style "beach" hut.'

*I look to add warmth, colours, personality, character and a feeling of being in your home*

Given its size and look, it's not a surprise that Appleby says the property 'is perfect for entertaining' with rooms earmarked specifically for that. 'I have created a formal sitting room and library area specifically for formal drinks / evenings and pre-dinner entertainment,' he says. 'The open plan kitchen is designed to open up seamlessly into the garden to create the perfect "inside-outside" space.' But it's not all about big plans. 'I generally source all the furniture from smaller bespoke retailers,' Appleby says on the furnishings. 'Generally I look to add warmth, colours, personality, character and a feeling of being in your own home.' Fulham's finest home? It's certainly the best we have seen for quite some time.

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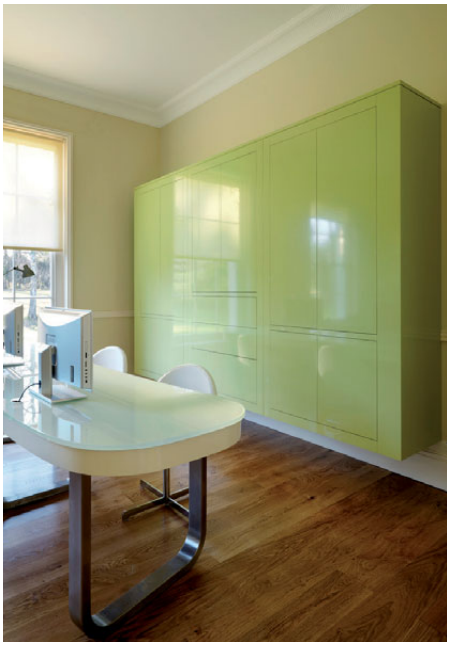

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# 4 new looks for SPRING

*Want to go fashion-led with your interior decorating? Then take your pick from these key trends*

*Story* KARA O'REILLY

Butterfly by Matthew Williamson dinner plate, £4.50; large platter, £15; salad servers, £8; dessert plate, £4, and sandwich tray, £12; all other items, from a selection, all debenhams.co.uk

## TROPICAL

Think carnival, Amazon jungle, Brazilia and the Rio Olympics. This look is all about a riot of hot hues; parrots, pineapples and palm trees, and the resurgence of rattan and cane as furnishing materials.

**SEE IT AT:** Habitat, House of Fraser, The Conran Shop, Debenhams

**Clockwise from top right: Carmina mini light in turquoise**, £55, vitacopenhagen.com; **Parrot ornament**, £42, rockettstgeorge.co.uk; **Amazon napkins**, £12 for 4, houseoffraser.co.uk; **Palm tree candlestick**, £50, grahamandgreen.co.uk; **Pineapple wallpaper**, £81 per 10m roll, barnebygates.com; **Miami from the Geometric II collection**, £295 per 10m roll, cole-and-son.com; **Cabana cushion**, £50, habitat.co.uk

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*'Blue tones in beautiful textures are an instinctive go-to for a tranquil space. Relaxed textures make it feel inviting and tactile.'*

Philippa Prinsloo, Design Manager for Home, John Lewis

## BESIDE THE SEASIDE

The classic coastal-inspired pairing of white and navy is a perennial favourite and this season it's back with a vengeance. Designers have looked to the British seaside for inspiration, introducing hints of pastel blues and muted greys to the mix.

**SEE IT AT:** John Lewis, Sainsbury's, House of Fraser

**Clockwise from top right: Marble fish board**, £25, johnlewis.com; **Nautical melamine plate**, £15 for 4, marksandspencer.com; **Regatta wooden oar** by Linea Home, £45, houseoffraser.co.uk; **Sardine Run small jug**, £19, heals.com; **Magdalene cushion in Royle**, from £40, sofa.com; **Tattoo dispenser**, £5, and **Tattoo tumbler**, £3, both by George Home, asda.com

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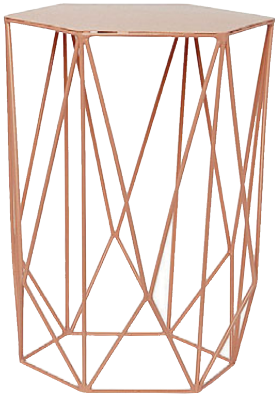
Living room painted in Crème de la Rose matt emulsion, from £19.49 per 2.5l, crownpaint.co.uk

## THINK PINK

Pantone has decreed it one of the shades of the season and, taking its lead from the catwalk, pink has well and truly shaken off any childish connotations. It's now about a muted sophisticated neutral that also works as an accent colour when teamed with so-now greys and blues.
**SEE IT AT:** Habitat, Heal's, Marks & Spencer

*'We have introduced a soft dusty pink into our colour palette. This new pink has a subtly warm and sophisticated quality.'*

Katharine Price, Assistant Buyer Textiles, Habitat



**Clockwise from top left: Bonnie pendant**, £95, pooky.com; **Wire nest tables**, £79 for 2, marksandspencer.com; **Bitossi medium oven dish**, £23, uniqueandunity.co.uk; **Powder pink angled glass vase**, £12.95, grahamandgreen.co.uk; **Spot pillowcase**, £7, habitat.co.uk; **Small carafe in pink**, from £53, mudaustralia.com

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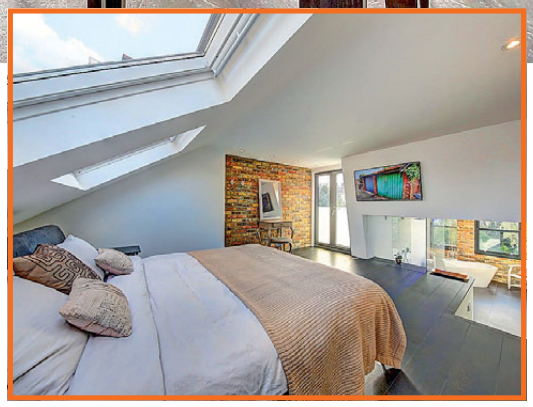

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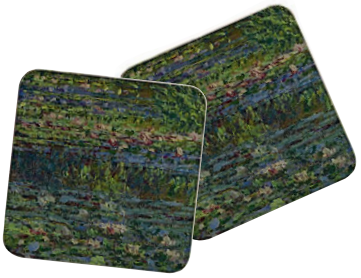

## PAINTERLY FLORALS

Impressionistic, watercolour florals are the break-out textile print trend. Pinpoint it on the Royal Academy's Painting the Modern Garden exhibition if you wish, but blurred, artistic, vintage-inspired blooms are the way to go.
**SEE IT AT:** Marks & Spencer, Bhs, Liberty

*'An Impressionist art-influenced design is a key print direction for the season. Using this imagery on homeware creates drama and pace.'*

Claire Roberts, Print Designer Homeware, Marks & Spencer

Carrie bedding set, from £40; Waterflower bedding set, from £40, and Hampton bedstead, £399, all bhs.co.uk

**Clockwise from top left: Nymphaea linen throw,** £200, designersguild.com; **Impressionist landscape cushion by George Home,** £8, asda.com; **The Water Lily Pond coasters,** £2.50 each, nationalgallery.co.uk; **Ysabel Bloom tray,** £11.95, rockettstgeorge.co.uk; **Grove chair in Betsy print,** £699, marksandspencer.com; **Watercolour melamine plates,** £15 for 4, bhs.co.uk

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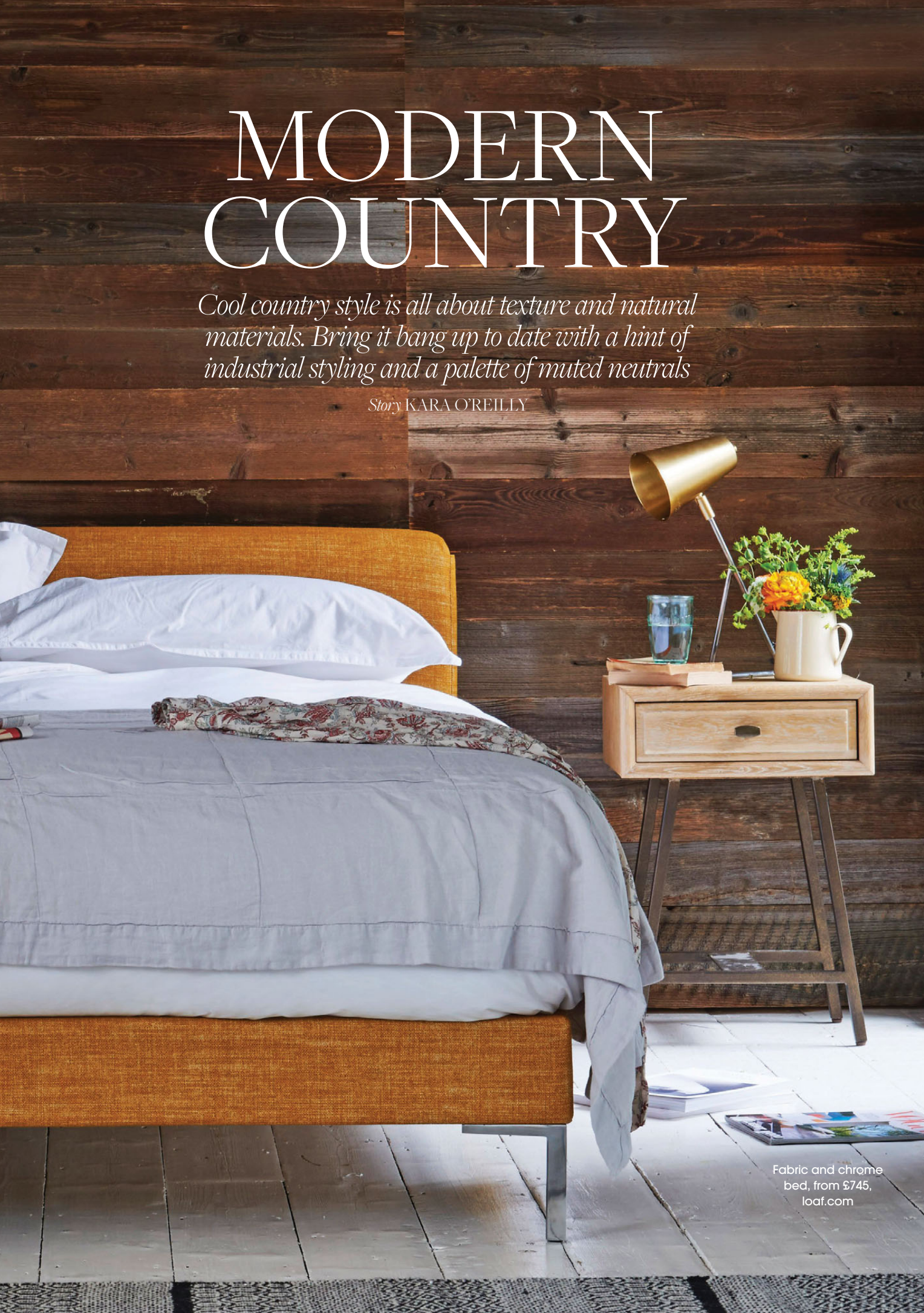
# MODERN COUNTRY

*Cool country style is all about texture and natural materials. Bring it bang up to date with a hint of industrial styling and a palette of muted neutrals*

*Story* KARA O'REILLY



Fabric and chrome bed, from £745, loaf.com

Set of 3 teak paddle boards, £42, rockettstgeorge.co.uk

Whitechapel ceiling pendant in burnished copper, £69, atkinandthyme.co.uk

Shallow cast-iron 3-litre casserole dish in matte black, £45, sainsburys.co.uk

Boulder cushion, from £65, torimurphy.com

Rocha John Rocha glazed vase, £36, debenhams.com

Gray & Willow rope baskets, from £35 each, houseoffraser.co.uk

Earthenware jug, from £225, nativeandco.com

Grey washed wood floor lamp, £140, next.co.uk

Victorian tub chair in grey velvet, £1,095, inescole.com

Blackboard chest, £999, bhs.co.uk

Ceramic hanging plant pot, £12, miafleur.com

Johnstons of Elgin charcoal and white artisan throw, £165, johnstonscashmere.com

Elsa bed by the Wrought Iron and Brass Bed Co, from £670, wroughtironandbrassbed.co.uk

Clyde side table, from £575, pinchdesign.com

Vintage hat case from Christopher Clarke Antiques Ltd, £365, lapada.org

Bethan Gray for John Lewis Noah table light, £120, johnlewis.com

Ercol Originals Love Seat with walnut seat, from £955, ercol.com

Agnes medium shelves, from £470, scp.co.uk

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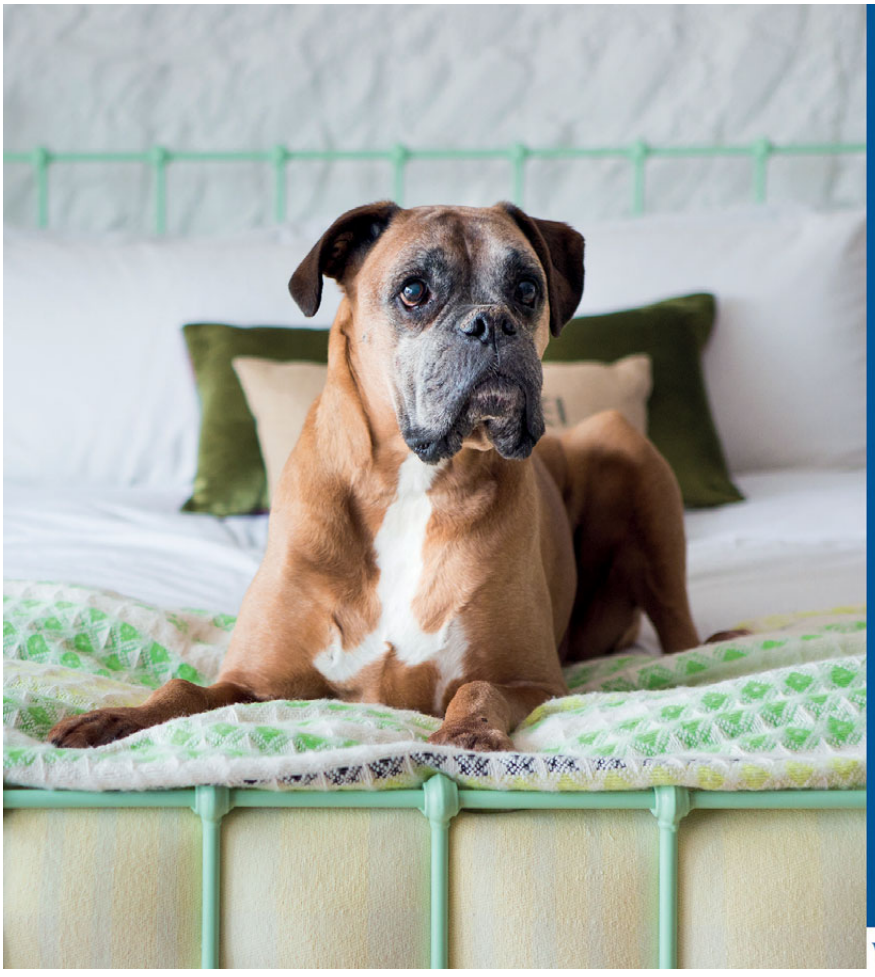

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**Available from wharfside.co.uk**

# WELL DRESSED

*Getting ready has never been so much fun – or so stylish – with this collection of contemporary dressing tables*

*Words* VICTORIA PURCELL

**MIRROR, MIRROR**
Maximise smaller spaces with the Adele dressing table by Sweetpea & Willow. Contemporary and chic, this compact dressing table with Barcelona-style curved legs will reflect light around the room, creating more of a sense of space. It also has two drawers to neatly store your makeup and beauty essentials. Was £615, now £492 (shown here with the Adele Barcelona Blanc stool, £375).
**sweetpeaandwillow.com**

**UNDERSTATED GLAMOUR**
Nobody combines minimalist form with maximum glamour quite so stylishly as Jonathan Adler. The Delphine dressing table has antiqued mirrored surfaces and polished brass base to ensure your boudoir sparkles. There's also a single centre drawer finished with robin's egg blue lacquer. Priced £1,950 (shown here with Maxime chair, £1,400). A matching mirrored bar and side table are also available.
**uk.jonathanadler.com**

**SIMPLE ELEGANCE**
This simple, beautiful piece has the classic elegant lines of the Georgian era. Available in a range of natural wood or painted finishes, as well as dramatic silver leaf and gold leaf, the Eclectic dressing table by And So To Bed features two drawers with dovetail joint construction, a lift-out drawer tray and a lift-up mirror. Bedside tables, drawers and a luxury armoire are available in the same range. From £1,650.
**andsotobed.co.uk**

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# FRONT RUNNERS

## *How London Door Co set the benchmark for handmade doors in the capital*

*Words* LORRAINE CRIGHTON-SMITH

A beautiful, bespoke front door can add real value to your home

Founded in 1982, The London Door Company has been dedicated to making and installing handmade doors for over three decades and set the benchmark for the industry, particularly with period-style doors. The initial business concept was to supply screen-printed decorative glass, but from these humble beginnings the company has become London's leading door supplier, installing over 30 doors a week.

All London Door Co doors are made in one of the company's four workshops in Wimbledon. In the early days there was just one factory unit but there is now a team of 40 staff, including one of the original founders who remains at the helm of the business. Two employees have been with the company since the start, having joined straight from school. One even has his son working with him as a carpenter.

The level of detail that goes into creating a bespoke London Door Company door is impressive; from the initial design to handmade leadlight and etched glass and the finished product, weeks of loving labour go into each door. For a typical four-panel door, a joiner will work with 63 individual pieces of wood, 10 mortice and tenon joints and 64 mitres – and that's just the start. The pain-staking, hand-painting process follows.

Fitting a door into an existing frame takes a great deal of skill, it is made to be a tight fit and requires 'scribing in', this is where the carpenter offers the door up to the opening and makes pencil marks on the door to use as a guide to carefully plane the door to get the best possible fit.

Where the original frame is simply no longer serviceable (tired, worn out) the best advice is to replace it with a stronger, better draught proofed version of the original.

All of The London Door Company's doors are handmade in London

London Door Co only uses the best possible materials, and will always work with wood – never PVC or composite. The company preference is to use Accoya wood, which is the most recent advance in timber technology, it has minimum movement and shrinkage, problems often associated with traditional wooden doors. The team fully understands the aesthetic of a front door, they get the proportions just right and have a vast knowledge of period styles; all sales designers have extensive training so that they can offer expert advice.

First impressions count and having a beautiful bespoke exterior door can add real value to your home. Visit one of London Door Co's three London showrooms in Penge, Battersea and Belmont, to find out more.

**See londondoor.co.uk for details**

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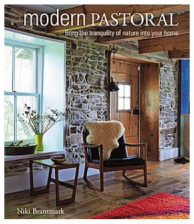
## HIGH STREET HITS

Two launches at the spring/summer previews instantly became my new 'hero' pieces. Their appeal lies in their form, materials and element of affordable luxe. George waxed leather ottoman by Living by Christiane Lemieux, £699, House of Fraser; Lantern bone china pendant in Marble by Lyngard, £225, Heal's.




**Wild in the country**

There's idyllic cottage country, chic boutique hotel country and rustic log cabin in the woods country – if the latter is your cup of tea, then you will love Modern Pastoral, a new book by My Scandi Home blogger Niki Brantmark. In her view the perfect country escape is one that links the interior spaces with the natural world outside and she has tracked down some seriously stylish homes to prove her point.

**Modern Pastoral (CICO Books, £19.99) is available to readers of The Resident for the special price of £14.99 (inc p&p). To order, call 01256 302699 and quote GL8 (cicobooks.co.uk)**

# HOMES NOTEBOOK

*Kara O'Reilly brings you the latest interior news*

Cactus chair, £59, oliverbonas.com

## *Mini Trend*
## *Cacti are cool*

Vintage cactus fabric tray, £30, wintersmoon.co.uk

Faux Sinai cactus, £55, abigailahern.com

Hand-crafted Cactus cushion, £125, theconranshop.co.uk

The Louis bedstead range

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Belgravia Mattress

**To enter, please visit your nearest London store and complete a competition card, alternatively visit www.featherandblack.com/residentcomp to enter.**

This competition runs from Sunday 13th March to Wednesday 13th April 2016.

# SUDI PIGOTT

*The latest from the South West London foodie scene*

## REVIEW: HUMBLE GRAPE

There's a growing appetite to learn about wine and enjoy it in an atmosphere that is not pretentious, intimidating nor uncomfortable. Humble Grape has got it absolutely right in a space that has never quite worked as a restaurant. It is brilliant now with the raised ground flour housing over 400 wines informally arranged on shelves with tasting notes that tell you exactly what the wines are. In the centre there are small communal tables for turning wine browsing into a more leisurely social affair.

Downstairs are more tables for properly hunkering down for a serious wine drinking session and, with non greedy mark-up prices for drinking in or taking out, it is tempting to get carried away. Though food deliberately plays second fiddle to wine, it is very, very good. Tuesday tasting days offer three glasses of wine for £12 and there is a lunch offer of a main dish and glass of wine for £10.

**109 Battersea Rise SW11 1ED; 020 3620 2202; humblegrape.co.uk**

## 40 years of greatness

Leiths Cookery School is celebrating 40 years and would definitely be my first recommendation to anyone thinking of switching careers into food. A combination of lovely people and the best in the business when it comes to teaching. I know recent SW local alumni include Loise who cooks at The Dairy and is a food writer too on the side, and Sam Reuben who owns the superb fish and chip restaurants Kerbisher & Malt in Abbeville Road. Courses I'd recommend include sushi with Sachiko Saeki on 16 April, £150 (Sachiko has even taught Hugh Fearnley-Whittingstall how to roll).

**Find out more at leiths.com**

*START SOMEWHERE*

*Breakfast will never be the same again. I can't believe I only succumbed to Wilf Wickes Balham Kitchen bacon and impeccably cooked fried egg chapati stall outside Balham station this past week – they are so utterly comfortingly delicious!*

## *3 of the best...* SCOTCH EGGS

Optimistically, I am hoping that April may bring the odd picnic opportunity. Scotch eggs have become quite a cult food again – it was Wandsworth's The Ship that started the Londonwide Scotch Egg

**1** Black Pudding Scotch Egg is made entirely by hand at Balham's Chadwick's – yes, even the black pudding is made on site, impressive and reflected in its robust, delicately piquant taste. **Chadwick's, 109 Balham High Road SW12 9AP; 020 8772 1895**

**2** Scotch egg is a Saturday only treat at Dove's on Northcote Road and worth queuing up for. **71 Northcote Road SW11 6PT; 020 7223 5111**

**3** I end with a recipe: mix together 500g lamb mince, 3 large free-range eggs, 2 tsp, ground turmeric, 2 garlic cloves crushed, 1 tsp ground coriander, 1 tsp ground cumin, 1 tsp ground cinnamon, 1 tsp nigella seeds, 50g whole, shelled pistachios, 25g fresh dill, finely chopped, stalks and all, 25g fresh chives, finally chopped; meanwhile, hard boil a further 4 eggs; press just less than half the mixture into base of a 1.5 litre loaf tin; make an indent and lay the boiled eggs in the dip. Cover with the rest of the mince mixture; bake for 45 minutes in 180C oven; serve sliced with some tamarind.

## JOIN THE CLUB

**Supper clubs are now an important and hugely enjoyable beacon of new talent on the London culinary landscape and are thriving in SW too. By chance at a party I met Joey who was a quarter finalist in Masterchef The Professionals, which is no mean achievement. Her day job is as a private chef and she's now running immensely appealing, appetite whetting highly seasonal supper clubs in a great new Lavender Hill venue. Book well ahead as they sell out fast: her next event is Saturday 9 April. Book at grubclub.com/hare-on-the-hill or josephinescooking.com**

**AFTER EIGHT**

Who says eating out in London needs to be expensive. SW food writer/photographer Leyla Kazim and friends have launched a new website, LondonCheapEats.com, which limits reviews to meals costing under £8. There are plenty of places I fancy locally including family-run Colombian Restaurante Santafereno. During the week £8 buys a Begota style soup – maybe tripe, bean or chicken – and a main that could be chorizo, crispy pork belly or steak with a tangy coriander rich sauce and a drink! **Restaurante Santafereno, 60-62 Grenville Arcade SW9 8PR; 020 7733 0864**

# MASTER SALT MAKERS of the finest sea salt flakes

## Salt makers born and bred, Maldon Salt has been hand harvesting the world famous sea salt flakes from the coastal town of Maldon since 1882

Maldon Salt began trading in 1882 and is now in Steve's capable hands, the fourth generation of the Osborne family. Steve's great-grandfather, James Rivers, bought the salt works in 1922 and passed it onto his stepson, Cyril Osborne, in 1933 who in turn handed it on to his son, Clive, in 1973 before Steve took the reins in 2003.

It is here that for thousands of years sea water has been collected and evaporated to produce the white crunchy sea salt flakes distinct to Maldon. The Romans extracted salt from these same shores and the 1086 Doomsday survey mentions no fewer than 45 salt pans in the Maldon area. While Steve's time in charge has coincided with a significant expansion of the company, Maldon Salt proudly still uses the traditional, handcrafted methods of British salt making used by generations of craftsman.

Maldon Salt is famous for its distinctive, pyramid-shaped, white crunchy flakes and the salt has a unique soft texture that gives it a slightly sweet taste, free from the bitter after-taste often associated with other salts. Originally stocked in Harrods and Fortnum and Mason in the 1900s, Maldon Salt is now found all over the UK, in the quality restaurants and retailers of many major international cities. In 2012, Maldon Salt was also granted the Royal Warrant – the ultimate seal of approval from HRH, Queen Elizabeth II.

'Maldon Salt has a very special quality,' explains Steve. 'When you describe quality produce you always talk about the human senses. Maldon Salt has a distinctive look with a glistening, pyramid structure that is so attractive to the eye.

'Secondly, to touch it, Maldon Salt has a soft, crumbly texture that is far-removed from a hard rock salt. Finally, the taste of Maldon Salt is so mild and slightly sweet, without any bitterness. It is these qualities that allow Maldon Salt to do what it does best – to enhance the flavour of the ingredients within your dish.'

As something so simple and natural, and yet also of such high quality, it is little wonder Maldon Salt is equally loved in home kitchens across the world as well as by some of the world's best-loved chefs.

**For more information please visit:**
**www.maldonsalt.co.uk**

# TOM PARKER BOWLES

## *Where I have been popping up over recent months*

Tincan. A restaurant on the outskirts of Soho that only serves food from – yup, you got it – tin cans. I know, I know, it sounds like something dreamt up by Chris Morris, a scabrous satire on metropolitan gastronomic excess. But this was no joke, rather an exquisitely designed pop-up, where the food was very good indeed. Tincan had sourced – sorry, 'curated' – all manner of splendid tinned seafood from across the globe. Delicate tuna and fennel from Spain, an ethereal smoked cod's liver from somewhere cold and Scandi, sensational squid in the most magnificent of tomato sauces. The only other things on the menu, save fish in metal boxes, were cold beer and bread. It lasted a couple of glorious months, back in 2014, and then disappeared into the fog of pop-ups long passed.

Tincan was neither the first, nor the last. Hell no. You can see the attraction. Rather like food trucks, the set-up costs are low, and by having a set menu, price and limit on diners, you can take more risks with the grub. Plus, once you've found ecstatic acolytes, your pop-up can move from the transient to the permanent. The great Lucky Chip was one of the original pop-up heroes, and has just found a long-term home in Dalston, following the example of much-loved supper clubs (Pidgin) and food trucks (Pitt Cue & Co and Pizza Pilgrims) that are currently wowing the punters on a blessedly regular basis.

In fact, you'll find some of the most thrilling, and resolutely regional tucker, popping up all over town. Seb Holmes (@farangLDN), formerly of The Begging Bowl and The Smoking Goat, brings his gutsy,

Laos Café is now spicing up Victoria

no-rough-edges-rubbed-off Thai food, to venues all over the capital. Whatever you're lusting for, there's a pop-up to feed that yen. Asian/Mexican fusion? Hit Kali Hamm's Flaming Flamingo at the E5 Bakehouse on Friday 11 March. Or how about a Berlin-style brunch? Get off to Jaguar Shoes on 13 March. The choice is as eclectic as it is exciting.

Two of my current favourite London restaurants are resolutely pop-up. Asma Khan's Darjeeling Express sits in the back of an old Soho boozer, The Sun & 13 Cantons. But her gutsy, immaculately spiced Indian regional food blew my mind. It's only there until the end of March, so get down, sharpish. And Laos Café, deep in Victoria, brings a genuine, charcoal charred and chilli spiked taste of Laotian tucker to town. The duck larb is great, but beware the pickled crab som tom. It's fierce, fetid and utterly fantastic.

To keep abreast of an ever-shifting landscape, go to London Pop-Ups (londonpopups.com) or the excellent Hot Dinners (hot-dinners.com). The residencies may, in most cases, be short lived – but the London pop-up is here to stay.

## *EDITOR'S CHOICE – POP-UP PROGRESSION*

**Rosa's Thai Café**
They may be branching out further with Laos Café, but finally Rosa has come West after springing up all over North and East London. The new venue is their very first café with a bar, which will come in handy after sampling some of their stunningly spicy creations.
**246 Fulham Road SW10 9NA; rosasthaicafe.com**

**Pizza Pilgrims**
They have had quite the story since starting out with a mission to cook up the finest pizzas going, but you get a feeling that original adventure hasn't been lost. This is the place for the finest in Neapolitan sourdough pizzas, with ingredients sourced in and around Naples.
**pizzapilgrims.co.uk**

**Farang London**
Currently wowing Brook Green Market, this is another example of fine Thai street food actually still being cooked on the street. It's the culmination of Head Chef Seb Holmes's love of the sweet, salty, spicy and sour deliciousness of proper Thai food.
**Brook Green Market W14 0DT; faranglondon.co.uk**

Barrio was inspired by South America's vivid culture of hospitality

# COLOURFUL CANTINAS

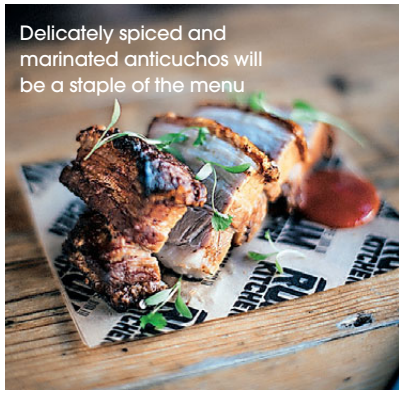
*There's a new venue in town: head to Brixton for a unique night of drinking and dining at Barrio*

*Words* MADELEINE HOWELL

Brixton Village is fast becoming our favourite spot for culinary surprises and lethal cocktails. We already love The Blues Kitchen on Brixton's Acre Lane for Texan barbecues and Cajun spiced jambalaya. It's the place to go for live soul and swing dancing.

The Blues Kitchen is not to be confused with the Rum Kitchen, which is moving into the nearby Coldharbour Lane to serve up beach shack-style Caribbean cuisine and fruity, rum-soaked cocktails, such as the Rattleskull Punch with Kraken, pineapple and mango.

Between the two, there's room for another newcomer on Acre Lane – Barrio Brixton. 'There's a Peruvian slant on the menu, whereas the Barrios in Shoreditch and Soho are more Mexican,' says founder Ferdie Ahmed. 'We'll be pouring lots of pisco, cachaça and picklebacks, but we'll still be serving tequila and mescal. We're also going to bring tiger's milk to the party, and play around with that as an ingredient.'



Delicately spiced and marinated anticuchos will be a staple of the menu

*It's open, relaxed and come-as-you-are: everyone's welcome*

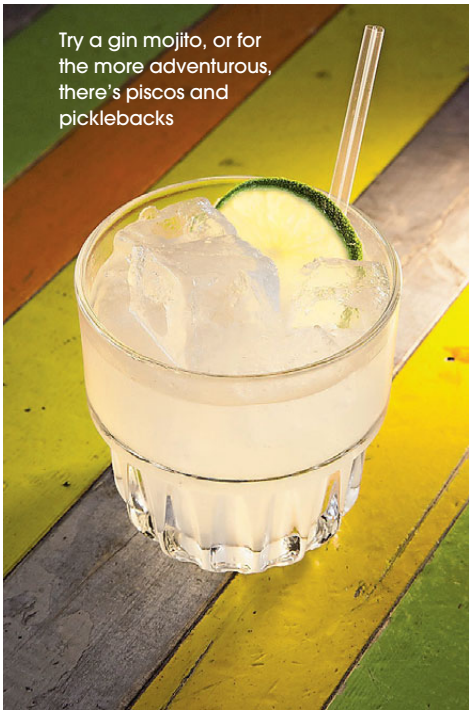
The Barrio cantina will be 'open, relaxed and come-as-you-are – everyone's welcome,' Ahmed says. 'I was fed up of going to restaurants at the other end of the spectrum. Barrio is inspired by Latino culture, and my travels. At the same time, I'm not trying to hijack anyone's culture, and Barrio has never pretended to be "authentic". It's a blend based on my experiences and tailored to a Brixton audience. I want it to feel like part of the neighbourhood.'

Brixton Village is certainly changing, and Ahmed is at pains to make sure that Barrio is for Brixtonites as well as guests from further afield. 'I was very conscious

You can expect live performances and DJing amidst the vibrantly upcycled furnishings

coming into Brixton of local sentiment about the changes that are happening in the area,' he admits. The 200 capacity venue will work closely with local markets, brewers and distillers, artists and performers. 'There's an artist called Archie Mac who created a beautiful kaleidoscopic collage called the Chronicles of Brixton. I've commissioned her to do a piece for us.'

The playful interiors stand out with reclaimed materials, upcycled furniture and bold colours, and the eclectic vintage caravan looks like fun. 'We like to re-appropriate interesting articles and use them in different ways.'



Try a gin mojito, or for the more adventurous, there's piscos and picklebacks

Music is part of the experience and is at the heart of Ahmed's take on hospitality. 'I'll be DJing for the first couple of weeks to make sure it kicks off in the right mode,' he tells me excitedly. 'Again, my style has been shaped by different influences over the years. I put traditional sounds together with contemporary, electronic sounds.

'At the weekend, it's more of a party vibe and we jump across a lot of genres to keep people happy. We don't want to be too cool-for-school, but not too commercial either. It's about having fun. I like to put a bit of humour in my sets as well.'

*We'll be tucking into salmon ceviche and grilled pork belly with a chilli kick*

That said, Barrio is not just a party bar. The food at Barrio Brixton is set to be on point with the help of Executive Chef Ernesto Paivia, a Peruvian chef from a Michelin-starred background. 'He wants to go back to his roots and cook food with his own take on it,' explains Ahmed. We can't wait to try his speciality ox heart anticuchos, spiced, marinated meat on skewers served just as they're sold from the street carts of Lima. We'll also be tucking into salmon ceviche and grilled pork belly with a chilli kick. It's time to book a cab to SW2, pronto.

**30 Acre Lane SW2 5SG; welovebarrio.com**

# PALM OF YOUR HAND

*Dubai offers quite the experience – but behind all the glitz and glamour lies a hidden gem*

*Words* MARK KEBBLE

Peacocks! Stumbling out of Dubai International Airport at 3am, this wasn't exactly what my group and I were expecting to hear when we hailed a taxi to take us to JA Palm Tree Court.

You see, many tourists who flock into Dubai often stay at one of the five-star hotels surrounding Palm Jumeirah, which we had to look on with wonder as we zipped past them en-route to our hotel. The dazzling lights start to dim as you near Jebel Ali, and when we turned off the Sheikh Zayed Road – essentially the gateway to everything in Dubai – we only saw greenery around us. After another five minutes or so, the JA Jebel Ali Golf Resort appears on the horizon. Checked in, we were briefly raised from our slumber with a chauffeured caddy ride to our suites, which elicited squeals of joy in my two companions.

With business on the schedule the next day, it meant we only had around three hours sleep before alarms raised us all. Considering the mood I was in, it would take something special to put a smile on my face – which was when I opened my blinds to the scene beyond my suite. Perched there on my balcony

JA Palm Tree Court boasts a host of suites that are incredibly spacious, as well as four swimming pools

With a choice of restaurants on site, all dietary needs are catered for

was the most stunning looking peacock, who gave me an inquisitive glance before hopping on its way. Suddenly the taxi driver's exclamations made sense.

JA Palm Tree Court – the beachfront hotel that forms part of the Golf Resort – is a lush oasis. Walking to breakfast, we passed streams, ponds and waterfalls (and more peacocks), as well as the four swimming pools dotted around the hotel. Breakfast was served in La Fontana and service was excellent, as was the food, and the fact we all had only had 180 minutes sleep was soon forgotten about.

Heading out in our luxury taxi – note to any would-be businesspeople, make sure you select your taxi with care as some drivers have as much of an idea of where they are going as a newbie to Dubai – approaching the Marina area was like something out of *Blade Runner*. High-rise buildings vie for attention against each other, all undone by the Burj Khalifa, the world's tallest building and a real beacon in the Dubai sky.

*Approaching Dubai Marina was like something out of Blade Runner*

For lovers of shopping, Dubai Mall is like something out of your wildest dreams. Every brand and label going is on show, and I was tired just looking over the shop inventory. I needed a massage, which was kindly provided back at JA Jebel Ali Golf Resort, which is a short five-minute stroll from the JA Palm Tree Court. As the name suggests, this is where you can practice your swing too and, given the non-stop sun, is the best way I can think of conducting business.

Back in my suite and I had a chance to really take in my surroundings. Incredibly spacious, the terrace overlooking the lush gardens with a sea view was the perfect setting to watch the sun go down, before heading out to enjoy the food. Throughout our stay, the cooking we sampled was exemplary, with arguably the White Orchid restaurant and its Pan-Asian cuisine taking top honours.

Our second full day was a showcase for how perfect JA Palm Tree Court is for families and it's no surprise to learn they have won a host of awards for this. We had a peek at the horse stables, but a bad experience of being bucked off as a child dispelled any idea of me giving it a go. I was happier with the opportunity to enjoy some of the water sports, with a whole range on offer here, as well as find my inner Andy Murray by hitting the court in the JA Tennis Academy.

After all this activity, we were set for a night on Palm Jumeirah to see what Dubai's nightlife is all about. Attending an event at the One&Only Royal Mirage was quite something given the stunning views from the roof terrace bar, but back on the ground we enjoyed the atmosphere found at a couple of the beachside bars we ventured into. Wherever we ended up, we encountered five-star service, and using the nationally identifiable word that is 'peacock' got us home safely too.

Dubai is like no other country I have visited, and not because of its man-made nature. After the initial surprise at how far Jebel Ali was out, we actually agreed that we were onto a winner, with the feeling that we were uncovering a different side to Dubai, peacocks and all.

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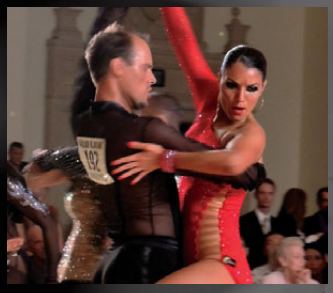

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LESSON

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The grand exterior of The Oakley Court is the gateway to a whole host of surprises inside

# 20 THINGS *YOU DIDN'T KNOW ABOUT* THE OAKLEY COURT, WINDSOR

1 The Oakley Court was built in 1859 by Sir Richard Hall-Say. Hall-Say was the High Sheriff of Berkshire in 1865.

2 Recognised as one of England's finest country house hotels, The Oakley Court were finalists at seven major industry awards in 2015.

3 The Oakley Court has starred in various movies, including The Rocky Horror Picture Show, St Trinian's, and Brides of Dracula.

4 Voted 'Restaurant of the Year' and 'Chef of the year' at the 2015 Berkshire Life Awards.

5 The Dining Room, the 2 AA Rosette fine dining restaurant, uses produce grown on site in the chef's Kitchen Garden and Smokehouse.

6 The hotel hosts one of Berkshire's most popular events – The annual Live and Unwind music festival and open air cinema in August.

7 On-site beehives produce ingredients used in the hotel's menus.

8 The Oakley Court is very environmentally conscious and has been awarded Green Tourism GOLD for its sustainable efforts.

9 The Oakley Court has its own drinks buggy, designed to provide ice cold refreshment direct to deck chairs across the river facing lawns.

10 The Gentleman's Afternoon tea has received high praise for its innovative twist on this classic experience.

11 Her Majesty Queen Elizabeth became the first reigning monarch in history to attend the annual Swan Upping at The Oakley Court.

12 There is space for various teambuilding experiences from hovercraft racing to dragon boat racing.

13 The hotel has its own polo team based at the world renowned Guards Polo Club.

14 With direct access to the River Thames, The Oakley Court provides self-drive electric boat hire.

15 The hotel is dog friendly and offers a Woofs Welcome package.

16 The Oakley Court was the base for the GB Canoeing and Rowing Teams at London 2012 Olympics.

17 One of Berkshire's favourite family destinations with milk and cookies before bed for every child, as well as child sized bathrobes.

18 Napoleon IV was a frequent visitor during his exile from France.

19 The hotel has extensive leisure facilities including indoor pool, gym, steam and sauna rooms, 2 tennis courts and a 9 hole par 3 golf course.

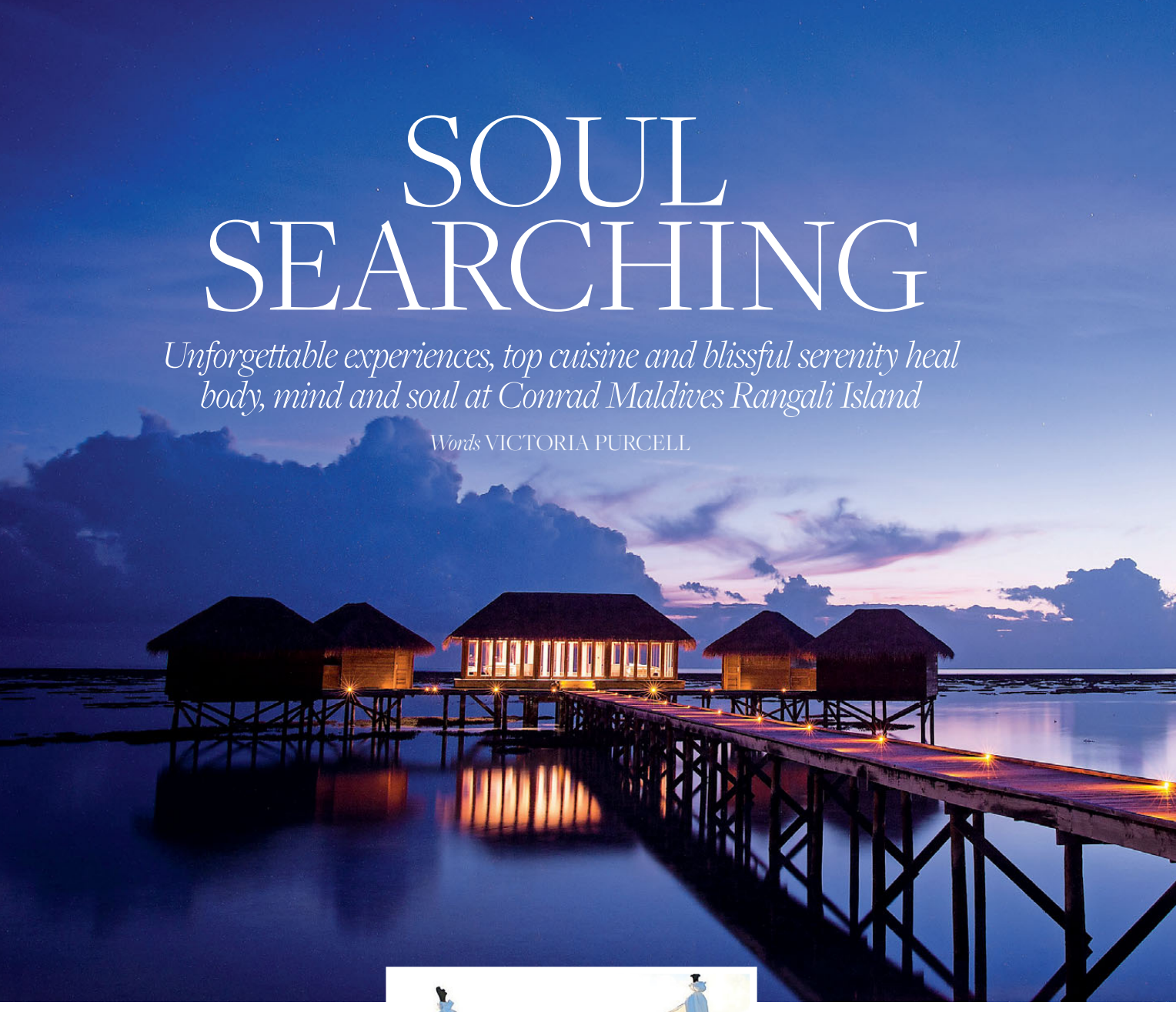
20 There is even a bug hotel and nature trail onsite to explore.

**The Oakley Court, Windsor Road, Windsor, Berkshire SL4 5UR**
**oakleycourt.co.uk**

# SOUL SEARCHING

*Unforgettable experiences, top cuisine and blissful serenity heal body, mind and soul at Conrad Maldives Rangali Island*

*Words* VICTORIA PURCELL



I was recently asked what the top travel destinations for 2016 were, and other than the obvious ones like Rio (for an Olympic-sized carnival) and Cuba (the Americans are flocking in droves, so go before the authentic experience has gone), my default answer is now, and will possibly forever be, the Maldives.

An emerging destination it certainly is not, the Maldives have been wooing honeymooners and families alike for decades, but the islands are so devastatingly beautiful and tranquil, it's impossible not to fall head over heels in love. And since Maldivian resorts are long-established, they know how to keep guests coming back. And what does the savvy traveller want? Experiences.

I went snorkelling with a whale shark – a truly astonishing experience that was somehow both exhilarating and serene. Once you've manoeuvred yourself into position alongside the majestic creature, its peaceful acceptance of you for company and the tranquillity of the ocean makes for a day you'll never forget. On the same day I went paddle boarding for the first time, driving the paddle through crystal blue waters, trying to channel the spirit of Cameron Diaz as the odd unruly ripple threatened to throw me off. Then there was the sunset dolphin cruise, where we spotted a pack leaping out of the water in almost perfect synchronicity.

Private dining on the beach

All of this and more is part of Conrad's new 1/3/5 initiative, a curated list of one, three or five-hour-long experiences in culture, art, food and adventure to make your holiday unforgettable. Your first experience is your arrival. The Maldives is one of the most complex and vibrant atoll structures on the planet. An atoll is a groups of islands, and there are 26 in the Maldives, totalling 1,192 islands. Flying over them is awe-inspiring, as each island is surrounded by white beaches and crystal clear shores fading to deeper, darker blues, and the odd coral reef creates odd, horse-shoe shapes in the sea. I highly recommend a window seat.

After recuperating from your long flight in the cool, contemporary Conrad Lounge, you are ushered onto a dinky seaplane for a 30-minute flight to Conrad Maldives Rangali Island, during which you can lap up more of those amazing

## NOTES

Prices at Conrad Maldives Rangali Island start from USD 1,050 (approx £746) per room per night room in a deluxe beach villa (room only, subject to availability). See conrad.hilton.com/Maldives. Fly with British Airways from London Gatwick.

The deluxe beach villas open on to a private terrace over the sea. The only thing you can see is the horizon

The dining experience at Ithaa – the world's first all-glass undersea restaurant - is mesmerising

views. At the resort, you are greeted with cold towels and the scent of essential oils as friendly staff take your luggage and walk you across the faux-rickety wooden walkway – you're surrounded by nothing but sea and sky – to check in.

The resort spans two islands, Rangalifinolhu and Rangali, which are joined by that enchanting walkway (you can also scoot between the two by golf buggy or little wooden boat called a dhoni). We stayed for two nights on Rangalifinolhu island in a beach villa, hidden among lush vegetation, before transferring to a water villa on Rangali. It's tough to pick a favourite (the resort won Leading Hotel in the Indian Ocean region at the World Travel Awards and featured on *Condé Nast Traveller* 2013 Gold List of The World's 10 Best Beach Hotels for good reason). I loved the contemporary architecture of the beach villa with floor-to-ceiling windows and bi-folding doors that open up the bathroom entirely to the elements (the alfresco shower is quite a novelty). From the sumptuous bedroom suite, slide open the terrace door, pitter-patter barefoot through the vegetation and you're on the beach, just feet from the water.

Where the beach villas are hidden among the greenery, the water villas are designed for sweeping, unspoiled views of the ocean. They are essentially wooden huts on stilts, designed to blend into their surrounds, but within lurk luxury bathrooms and designer sofas. At times, on your private terrace, you feel like the only soul on earth, and it's wonderful.

*At times you feel like the only soul on earth, and it's wonderful*

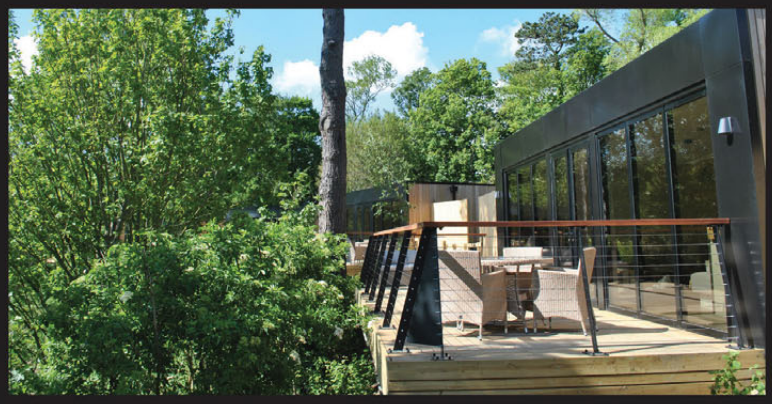
Wellness is an important part of the island experience. The spa has a resident naturopath and glass-bottomed treatment rooms so you can watch the fishies while enjoying a back massage. You can also enjoy a sunset yoga class in a beachside pavilion, or book a personal training session at the gym. Lounging by one of the resort's two infinity pools is also important for your wellbeing, I believe.

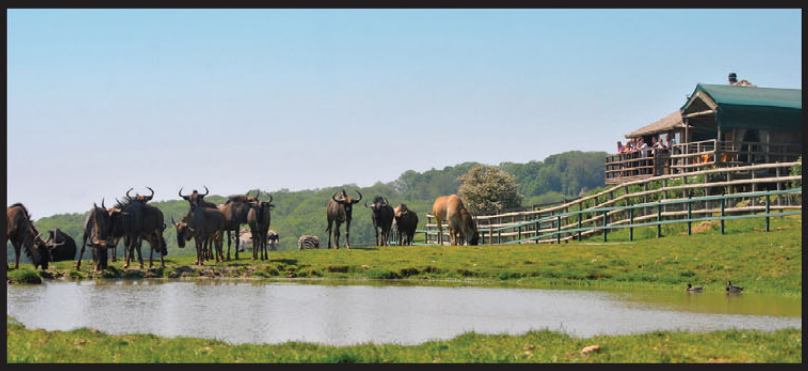
Conrad is also the only resort in the Maldives with 12 restaurants and bars. There's the world's first all-glass underwater restaurant, Ithaa, bio-dynamic cuisine at Mandhoo, built on stilts over the sea so you can watch manta rays swim beneath you, exquisite tasting menus served up at Vilu, which flies in Michelin-starred guest chefs and Ufaa by Jereme Leung, a contemporary Chinese restaurant with a karaoke room. But my favourite was Koko Grill, where you can eat at the counter, listening to waves lapping at the beach as the chef creates a Japanese feast of sushi and steak.

The Maldives is such a special place, where the hospitality is warn and genuine. You can see the guests who return year after year with their families, greeting members of staff like old friends. It's no surprise that they return – leaving this island almost broke my heart.

Short Breaks @

PORT LYMPNE RESERVE





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## TRIP NOTES

Eurostar operates up to 21 daily services from London St Pancras International to Paris Gare Du Nord. Tickets are available from eurostar.com or call 03432 186 186. Stays at Hotel du Petit Moulin start from €205 per room per night, based on two sharing on a B&B basis. hotelpetitmoulinparis.com

# J'ADORE PARIS

*Romance, art and gastronomy are in store on this perfect city break*

*Words* VICKY MAYER

What is it about Paris that's so special? Perhaps it's the grand buildings and wide boulevards, or the specialist shops and cosy cafes that seem to spring up on every street corner. Or maybe it's the views of the Eiffel Tower and Notre Dame, simply made for endless instagram posts.

I hadn't visited in over a decade and travelling to the French capital not long after their horrendous terror attack left me a bit jumpy, but once there it was clear that this proud city is determined to carry on with business as usual. If anything, everyone just seemed to be that little bit friendlier and pleased that visitors were back to enjoy their beautiful city.

I travelled to Gare Du Nord on the incredibly comfortable Eurostar. My boyfriend, who accompanied me, had never been on the train and like all first timers he couldn't get over how quick and easy the service is. From the station we took an easy metro hop to the Marais, our home for the next two nights at the extraordinary Hotel du Petit Moulin. This small boutique hotel, which was once a boulangerie, now boasts rooms decorated by Christian Lacroix. Forget minimalism, each room is a shrine to maximalism with clashing colours and crazy artwork. It shouldn't work but it does and it's an extraordinarily fun place to spend a weekend in Paris.

The Hotel du Petit Moulin is positioned perfectly to explore the alleyways of Paris, whilst inside the rooms are decorated by Christian Lacroix

Situated right in the heart of the Marais, it's the perfect spot to explore the district's chic boutiques and hidden away wine bars and restaurants. We went native, choosing tiny cafes in even smaller alleyways to sample le menu du jour, before hitting the chicest of shops – everything from an olive oil store to a cashmere only boutique. The nearby Musee Picasso National is a must too. Only four minutes walk from the hotel, it houses some of his earliest work including *The Little Girl In A Red Dress* and many self-portraits.

It would be easy to spend a week in this district alone, but the city beckoned and we'd decided to splash out and treat ourselves to dinner at Le Relais in Paris' famous Plaza Athenee hotel. Situated on Avenue Montaigne, this exquisite hotel is popular with visiting celebrities from all over the world. At dinner we felt pretty special too, being treated to classic five star French cuisine that's so difficult to find in London. You simply can't dress up enough at this stylish restaurant and it gave us a great uptown spin to our trip.

Back in the comfort of our hotel I couldn't wait to prop up the bar with a Pernod, ponder how the Parisians manage to stay so chic 24/7 and plan another trip tout suite.

Enjoy all the joys of spring at Birtley House

# Moving into spring

## Enjoy the wonders of the new season at Surrey's leading care home

It hasn't been a harsh winter but, even so, it's always wonderful to feel that 'Spring is just around the corner'. On the Birtley Estate, crocuses have provided a welcoming avenue of spring colour on either side of the driveway; the carpets of snowdrops have been replaced by a very early showing of daffodils; the many birds, ducks and geese are clearly thinking it must be time to start building a nest; whilst in the neighbouring fields, the lambs are frolicking. Spring is a joyful time of new beginnings and renewed vigour.

The first day of the meteorological spring on March 1, is of course St David's Day which was celebrated with an abundance of daffodils, the national symbol of Wales and leeks, the symbol of St David. Our residents enjoyed homemade Welsh cakes for afternoon tea, while listening to the singing of a Welsh male voice choir. The highlight of the afternoon was a visit by the great grandchildren of Birtley resident Mr Bob Jones, who used to sing in the internationally-acclaimed Morriston Orpheus Welsh male voice choir. Great granddaughter Amy looked charming in her traditional Welsh costume while her younger brother, Dylan, looked equally smart.

The renewed vigour of spring is mirrored by the activities of us all and, as the days become gradually warmer and longer, our residents have started venturing outside to enjoy the grounds, although some hardy souls have continued to enjoy their walks, whatever the weather. The thought of Spring approaching inspired Birtley residents Mary Mirecki, Iris Newton and Pat Scrase to write this charming poem:

**SPRING**
A peaceful new day, with vibrant blue sky
I listen intently to birds chirp and cry
Many buds now bloom into life
Finally giving up the winter strife
The air is fresh, with a gentle breeze
Aeroplanes leave white trails with great ease
The trees branch out, with new leaves shiny green
And sweet smelling blossom, the best I've seen
The lambs hop and skip in fields of green grass
Whilst the odd clouds above arrive and then pass
We are now so thankful that spring is here
And we embrace this season with jolly good cheer!

Many residents are looking forward to the first of the larger annual events held in the gardens and parkland – the Rare Plant Fair, which will be held on Sunday 17th April, 11am – 4pm (rareplantfair.co.uk). This event will be closely followed by The Sculpture Garden which starts on 30th April. Such events provide the opportunity to grow links with the local community and make Birtley a very vibrant place to live.

**Birtley House Nursing Home, Bramley, Guildford, Surrey GU5 0LB; birtleyhouse.co.uk; 01483 892 055**

# TRISH LESSLIE

## *Why going for a gong is good for the soul*

As much as I aim to feel the best I can, I can be a teensy bit lazy in my pursuit of a better me. So when I discovered gong baths, it was music to my ears. You just turn up and lie down while someone hits a gong for around 45 minutes – in a measured, therapeutic way, of course.

The vibrations from the sound waves made by the gong (or gongs) are meant to rebalance mind and body, which, to be perfectly frank, sounds like a symphony of New Age nonsense to me. Still, gong therapy is actually an ancient practice dating back thousands of years. From as early as 4,000 BC, gongs have been used in various cultures as ritual, ceremonial and sacred instruments. They're growing in popularity here and now too.

The theory goes that everything in the universe vibrates at its own frequency and some of these frequencies can be healing. And it's not just gongs that produce healing frequencies according to advocates. 'Singing' bowls, tuning forks and shamanic drums are all believed to have therapeutic properties. You can even download 'healing' frequency apps on to your phone these days.

*The theory goes that some of the universe's frequencies can be healing*

It all harks back to the holistic idea that illness is characterised by blockages in energy channels – think chakras in Yoga and meridians in Traditional Chinese Medicine – and that an off-kilter body (or organ) vibrates on a different frequency to a balanced one. The vibrations from certain gongs supposedly unblock trapped energy and have a healing effect on the body's cells. Hard evidence is lacking, but I've noticed I go into a deep meditative state quickly at gong baths I've attended hosted by sound healer Alicia Davies.

The gongs she works with apparently have similar frequencies to the earth, sun, moon and wind – and the sounds are indeed elemental. From gentle rumbles reminiscent of far-off thunder, Davies slowly builds layer upon layer of sound to a roaring crescendo before allowing the decibels to gradually subside. I always feel relaxed, rebalanced and rebooted afterwards – though that could have a lot to do with lying down and clearing my mind for an hour.

Davies has now joined forces with Reiki specialist Abigail Caller to offer a treatment combining both therapies in the comfort of your own home. When I gave it a whirl it was a hands-off experience except for some light touches on the feet from Davies, but I certainly felt the vibrations from the gong coursing through me – in a pleasant, energising sort of way.

I was left feeling more grounded, alert and focused than I had for ages and the effects were long-lasting. Fine tuning, indeed. I'll be back to feel the vibe.

**Find out more at earthsongsoundhealing.com**

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# Beauty BOOST

Help keep wrinkles at bay with an inside out approach to your skin. Skinade, an innovative skincare drink to nourish your skin from the inside

Skinade is helping define a new way to look after your skin, focussing all its effort on highlighting the benefits that liquid supplementation has on supporting normal skin function. The message is clear: to do the best for your skin, you must look beyond classic skincare treatment and adopt a more comprehensive approach to your skin.

Skinade is a scientifically formulated drink containing marine collagen and essential micronutrients to help support normal skin function. It's collagen, which is naturally produced, that keeps your skin plump and youthful. However, in our early 20s, we loose 1.5% of collagen each year - which results in wrinkles, fine lines, blemished and thinning skin.

As a drink, its isotonic formula is easily absorbed. making the most of the powerful active ingredients. Dr Paul Banwell (www.banwellclinic.com), a renowned cosmetic and plastic surgeon with a special interest in skin health, says: 'The optimal skin drink... patient satisfaction.'

A recent independent 90-day skinade trial, conducted by Santi Skin Lab in South Kensington, measured changes in the collagen structure of skin. The trial group saw the following average results versus the control group: 25.5 per cent increase in collagen density; 34 per cent increase in skin hydration; 28 per cent improvement in skin elasticity.

The most impressive revelation, however, was a 42 year old subject registering up to a 58% increase in collagen density over the three-month trial period.

Available in a 150ml ready-to-drink bottle or 15ml concentrated travel sachets (which must be diluted in water before drinking), skinade contains 35 calories and costs £99 for a 30-day course.

**For details of your nearest stockist or to buy online, please visit skinade.com**

Skinade is available in a ready-to-drink bottle

## WHAT'S IN SKINADE?

- HYDROLYSED MARINE COLLAGEN: collagen is a structural component of the skin.
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- MSM: is a naturally occurring form of organic sulphur found in all living organisms.
- VITAMIN B COMPLEX: contributes to the maintenance of normal skin health. Vitamin B2 also contributes to the protection of cell from oxidative stress. Folic acid and Vitamin B12 play a role in the process of cell division.

* ORGANIC FLAX SEED OIL: (Omegas 3&6) are essential fatty acids.

* L-LYSINE: is an essential amino acid.

# Personal statement

## A first hand account of what The Wrinkle Doctor can do for you

'To say I was a little nervous was an understatement,' writes Sandra (one of The Wrinkle Doctor's newest clients). 'I've been wanting to get rid of my wrinkle lines for a while now and I've always wanted fuller lips, but I have always had a slight phobia of needles. This is why I decided to see The Wrinkle Doctor. Knowing that Dr Tamsin is a qualified doctor made me feel instantly relaxed, as I knew I would be in safe hands.

'Dr Tamsin started by explaining everything to me in detail. We went through the areas that I wanted to change and then what she would recommend. Her extensive knowledge of cosmetic treatments is superb and made me feel really relaxed. I decided to have the wrinkle reducing injections around my eyes and forehead, and then some very subtle lip fillers.

'Dr Tamsin started by giving me some local anaesthetic cream to ensure that my experience was as pain free and comfortable as possible. She then talked me through each injection to make sure I was aware at all times what she was doing. I was surprised at how little, if any, pain there was and it was actually an enjoyable experience. The lip fillers came next, and although these were slightly more sensitive, Dr Tamsin talked me through each step again to ensure I was comfortable.

'Not only have my emerging wrinkles disappeared within a week, but the result looks completely natural and I always get compliments on how 'refreshed' I look – without anyone knowing, or guessing, that I have had the treatments. My lips look fuller, and completely natural.

'I would highly recommend Dr Tamsin and I am ecstatic with my final results. Her lovely manner will put you completely at ease – you can be confident that you will walk out looking fresher, revitalised and wishing you had met her years before.'

**Book an appointment to see Dr Tamsin Hayward at massage in Fulham at 137 Dawes Road SW6 7EB; 07522 762 355; thewrinkledr.co.uk**

**SLIM ME**

One of the most respected nutritionists in the field, former model Gabriela Peacock, has revealed her hotly-anticipated range of supplements, designed to slot seamlessly into your lifestyle. Our pick of the crop has to be the Slim Me sachets, charged with appetite-supressing Glucomannan and Iodine to boost your metabolism.
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# HEALTH & FITNESS *NOTEBOOK*

*Shona Wallace's latest wellbeing round-up*

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## Buy of the Month

*Effervescent and evocative, Tom Ford's cult Neroli Portofino fragrance now comes in a light, breezy eau de cologne. 50ml £95 available at Harrods*

## GO WILD

Bridging the gap between high-intensity gym workouts and traditional yoga practice, WILD at Fierce Grace promises to transform your body. Designed by Michele Pernetta, the class combines HIIT with elements of martial arts, Kundalini yoga, ballet conditioning and resistance stretching to build strength, stamina and tone your body from top to toe.
**Prices vary from £17 drop-in to £98 for one month unlimited. Fierce Grace also offers an intro package of 30 days of unlimited yoga for £39. Find out more at fiercegrace.com**

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**ADIDAS BY STELLA MCCARTNEY, £130 AT STELLAMCCARTNEY.COM**

PHOTO BY PATRICIA NIVEN

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# EDUCATION

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## SENSE OF ADVENTURE

*Why school is so much more than just about the classroom these days*

The Fulham Boys School is still relatively new, but boy have they done wonders in such a short time. And, boy, are they great for boys, too. Headmaster Alun Ebenezer this month writes a piece on why it's important to realise boys are, well, different. Elsewhere in this education special, we look at if GCSEs have had their day, plus welcome a second Little Forest Folk to the area: first there was Wimbledon, and now Wandsworth has joined the party. The great outdoors have never been so much fun.

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# BUSINESS SENSE

*Why we should be fostering entrepreneurship in young children and in schools*

*Words* ENJOY EDUCATION

The next century is all about the small start-up as opposed to the monolithic corporate giants. The nimbleness of small companies to disrupt major industries is enticing and magnetic, and already we have witnessed many young graduates turn their hand to entrepreneurship. This trend is set to continue and we must arm our young children with the thirst for entrepreneurship, but also the powers of discernment to support their business acumen to help them make smart decisions and avoid common pitfalls with ill-advised investment. Recent research by the Money Advice Service has shown that adult money habits are set in children by the age of seven. Both parents and teachers have the power to shape the money habits and core commercial behaviours that children will take into adulthood.

Social backgrounds have also had an impact on fostering entrepreneurship. According to author Paul Tough's research, affluent backgrounds do not always encourage children to take risks and make the mistakes often necessary for cultivating ingenuity. If students were to study entrepreneurship at school, they would be further stimulated to think outside the box, to fail and to persist. These are experiences which will inspire students to become creative, inventive and resilient entrepreneurs across society.

To prepare young people for the workplace of the future, many employers believe that careers advice should include workplace experiences. One successful extra-curricular scheme is the leading charity, Young Enterprise, which 'empowers young people to harness their personal and business skills' and aims to eradicate youth unemployment. Since its creation in 1962, Young Enterprise has been developing hands-on programmes within schools, to encourage young people to realise the extent of their own talents. 'Young Enterprise embeds in its participants the principals, financial structure and realities of running a company,' says Vivienne Durham, former Head and current Director of Schools Advisory at Enjoy Education.

*We must arm our children with the powers of discernment to make smart decisions*

Alongside Young Enterprise, charities such as The School for Social Entrepreneurs are ensuring that entrepreneurship is benefitting students from all socio-economic backgrounds. By giving students the capacity not only to think creatively and ambitiously, but have the ability and experience to start companies, such schemes instil confidence and aspirations in students that ultimately will stimulate our country's economy.

As Enjoy Education's ethos states, encouraging a love of learning, empowering individuals and improving their confidence are all ways to support students to become well-rounded and ambitious entrepreneurs.

**For more about Enjoy Education, call 020 7352 8800 or visit enjoyeducation.co.uk**

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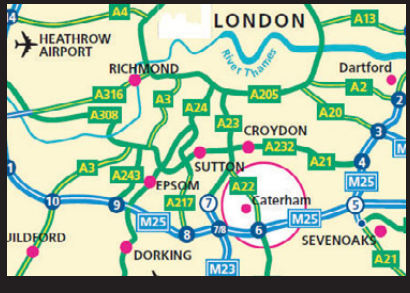


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Milton Abbey has recently offered a day fee reduction to their prices

# VALUE FOR MONEY

*The affordability of independent schools has long been debated in the media and beyond, but are they actually worth it?*

BY PAUL KELLY

There has been much comment on the affordability of independent education and Patrick Derham of Westminster School has stated: 'The elephant in the room for boarding schools, and indeed all independent schools, is affordability of fees.' This is unsurprising after two decades of above inflation fee rises combined with an economic downturn and a dramatic improvement in state schools. The traditional middle class professional family is being priced out of the market.

High fixed costs due to national salary scales, increasing management and administration costs and pressures to modernise facilities mean that independent schools have little room for manoeuvre and potentially hundreds of independent schools could face closure. However, with over 2,500 independent schools in Britain fees vary significantly. Average day fees range from £3,000 per term typically in Wales to £5,000 in London. Schools who are members of organisations such as the Girls' Day School Trust can offer savings due to economies of scale. Truro High offer excellent boarding for £24,000 a year benefiting from the lower costs of the South West. Savings can also be made by establishing with the child that Geography trips to Namibia or the Amazon basin will not be a possible option. However, I have never forgotten the misery of a boarding pupil of mine whose father sent him back for a term with no pocket money whatsoever.

Some schools have directly confronted the issue and give discounts for certain categories of students. Milton Abbey's recent day fee reduction was designed to make an independent school education affordable for local Dorset families and offer an alternative in a local secondary school market dominated by very large schools. Rendcomb College will offer a 30% discount on day fees to all Sixth Formers from September. It sees this as a key part of its ethos to maintain a mix of pupils and an environment of broad scholarship.

*A potential purchaser of independent education should look beyond the price*

A potential purchaser of independent education should look beyond the stated price. Boarding costs often cover complete support of a child for 32 weeks of a year including laundry. Few boarding schools I have visited restrict the amount of servings or hot showers a healthy adolescent can take! Savings in transport costs can be very significant if sports fixtures are included, or the 50 metre swimming pool is a short walk away rather than a 30 mile round trip.

The academic advantages of independent schools with smaller classes and longer school days are well known. Recent research by Durham University that privately educated pupils are two years ahead of state school children has confirmed this. However, the 'character education' of confidence, grit, emotional control and other soft skills that independent schools impart is reflected in the statistics that independently educated children are 6% more likely to work in top managerial positions than those with the same academic achievements who went to state schools. Independent schools can also focus on specific needs. Bronwen Goulding of St Francis College writes: 'An education which provides not only the sound basics of a good academic education but also looks at and addresses the specific needs of (for example) a gender group is providing a better education.'

**Paul Kelly is Head of Schools and Higher Education Placement at Gabbitas Education Consultants; gabbitas.com**

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# ALTERNATE REALITY

*We need to prepare our children for what lies ahead, so are GCSEs really the answer?*

*Words* TIM JONES

There has been widespread and well-reported unease about GCSEs for many years. Many educators regard these qualifications – intended to be school leaving certificates – to be dull and insufficient as preparation for Sixth Form study. The IGCSE has helped bridge this gap to an extent, but a few independent schools – including Bedales, Malvern College and Sevenoaks School – have gone further and have developed their own Middle Years curricula and examinations for some subjects.

In its recent Future of Jobs Report, the World Economic Forum identified the top ten skills that will be required in the workplace of 2020. At the top were Complex Problem Solving, Critical Thinking and Creativity – qualities not encouraged in GCSE courses. At Sevenoaks we offer our students courses that develop these skills and promote both a global outlook and an interdisciplinary approach to study. A number of recent initiatives have been implemented in the Sevenoaks Middle School curriculum, which rethink the way these years operate. One is a suite of Sevenoaks School Certificate courses in English Literature, the Expressive Arts and Technology, launched in 2010.

Freedom to construct these courses ourselves has meant that we can introduce exciting, distinctive elements designed to elicit a strong sense of personal engagement, and we are also mindful of the need to prepare students for learning in the digital age. The Sevenoaks School Certificates are recognised by UCAS as a Year 11 programme of study. They are internally examined and moderated, and final moderation is undertaken by an independent external specialist.

*We can introduce exciting elements to elicit a strong sense of personal engagement*

In addition, each places emphasis on the notion of learning independently. In part, this emerges through the introduction of an element of choice; for example, not only can students select particular courses within a faculty area, but within each course they are invited to pursue certain areas in which they feel a particular interest. The English Literature course, for instance, asks students to nominate a period or genre on which to focus their independent project, and in both Drama and Music, students can select practitioners or theories in which they are particularly interested, as well as whether to follow an historical, technical or expressive individual journey.

At the centre of our Middle School curriculum is another innovation, three core subjects studied by all pupils in Years 9-11: Systems of Belief, looking at the perspectives of different faiths; Critical Perspectives, an applied course that teaches the principles of critical thinking; and Ten Ideas that Changed the World, which promotes critical and creative thinking about current affairs and matters of ethical, philosophical or religious importance.

A balanced, broad and challenging Middle School curriculum like this encourages discussion, curiosity and creativity, equips students for the future and encourages a love of learning that will endure for the rest of their lives.

**Tim Jones is Deputy Head Academic at Sevenoaks School, Sevenoaks, Kent TN13 1HU; 01732 455133; sevenoaksschool.org**

# BOYS WILL BE BOYS

*All boys are naughty, right? One Headmaster of a successful local school attempts to dispel the myth*

*Words* ALUN EBENEZER

Alun Ebenezer greets his pupils at The Fulham Boys School

Boys and girls are different. Not better or worse, not superior and inferior, just different. Very different. Boys' brains develop in a different sequence and tempo to girls' brains. This means that the average five-year-old girl is far more able to sit down and learn to read and write than the average five-year-old boy. Some parts of girls' brains develop rapidly between the age of six and ten, whereas in boys the same area of the brain grows rapidly after 14.

This means that from the word go in a boy's experience of school, he is asked to do things that his brain just isn't ready to do. Given this, it is difficult for the average five-year-old boy to sit still and learn to read and write. But we think that because girls manage it and boys don't, boys are naughty and girls are good. We keep asking boys to do things they are simply not ready to do. As a result, too many of them have switched off by the time they get to secondary school. By the age of 11 they may conclude, consciously or unconsciously, that school is more for girls.

*We keep asking boys to do things they are simply not ready to do*

There is a wildness and recklessness about boys. In schools this is often seen as naughtiness, and teachers are constantly trying to suppress it and encourage boys to behave more like girls. Some teachers and parents even conclude that some of these boys must be ADHD and seek to get them on medication, when the reality is many of them are just being boys (albeit particularly excitable ones!). They can end up seeing school as a place where they can't be a boy, and so switch off and become disinterested and disengaged.

The result? Boys with 'spirit', enterprise and bags of potential end up underachieving, become apathetic, lazy, disillusioned and get into trouble. Please don't get me wrong – some boys are just being naughty and need to be dealt with accordingly! But I do think that a lot of the 'problem with boys' is that they are just, well, being boys.

The Fulham Boys School has set out to harness that raw material and make them into gentlemen; men of character and brilliance; men that will go into the world and change it for the better. Tom Sawyer (who I would have loved as a pupil at The Fulham Boys School) was in many ways the 'typical boy'. Aunt Polly said of him: 'Who knows he may grow up to be president someday, unless they hang him first.'

**The Fulham Boys School, Mund Street, Gibbs Green W14 9LY; 020 7381 7100; fulhamboysschool.org**

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Details of scholarships to the school occasionally awarded by the independent charity House Schools Trust to gifted children, currently at a maintained school and aged 7 or over on 1 September in each year, are also available either from the school or at the website www.houseschoolstrust.org

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Little Forest Folk make the most of nature as a learning tool

# NATURAL PROGRESSION

*How Little Forest Folk are heading to Wandsworth to help our children see the wood through the trees*

*Words* MARK KEBBLE

I don't know what's more ridiculous: the large wellies I am wearing with my suit, or the fact I have watched a group of young children play together for an hour and not one tantrum is thrown. 'They never get bored. The kids who come here don't complain about being bored – they know how to make their own entertainment.'

Leanna Barrett can't stop smiling and it's little wonder. It's approaching two years since she founded Little Forest Folk with husband James, with the ambition of increasing the connection between children and nature. 'Our daughter Ella loved being outside since she first crawled,' Barrett starts the story. 'We had that dilemma of should we move to the country or not, but we like it in this area [South West London]. I did a lot of research into Forest Schools and thought someone may do it around here. I then had our second baby, but still nobody was doing it – so we decided we needed to build it ourselves.'

After a lengthy search they came across a fenced off paddock adjacent to Wimbledon Common and Little Forest Folk was born. 'What really helped was that my kids were here,' Barrett says on the initial response. 'I was not someone building something to make a lot of money, I built this for my children.'

'Lessons' are subtly conducted throughout the day, with the numerous staff responding to what the children uncover. A typical Little Forest Folk day will cover everything from literacy to mathematics, via understanding the world and physical development. Numbers and counting are encouraged by looking at trees and birds; nature is explored using water, air and earth.

It's early days, but already the children who have been at Little Forest Folk – who cater for children aged two to five years – are showing greater development at school. 'There's six children who are now at a local primary, including my daughter, and another 20 who have not done something like this. Our kids are much more independent and can think for themselves. They question things.'

Those in the know are certainly behind the Barretts. Big Venture Challenge, which uncovers entrepreneurs who they deem worthy of investment, named my interviewee as one of their winners in 2015 and, as a result, there will be two more Little Forest Folk locations opening in Wandsworth and Chiswick in April, with the latter seeing children being able to spend time in Chiswick House & Gardens and Kew Gardens. 'This is what needs to happen in the UK,' Leanna states as we peer into 'The Dome' where three of the younger children are curled up on comfy bedding having a nap while a childminder looks on. 'I feel we are at a real crest of a wave and we are in the right place at the right time. I want to keep pushing this forward.'

**To find out more about the new openings, visit littleforestfolk.com**

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144 Our world – four members of Knight Frank on why South West London is a wonderful place to work in

159 My month – why Rochford Stokes offer the personal touch

Is it still possible to find areas of Zone 1 that offer new residential districts and potential for capital growth? This month's Insight feature asks just that question and I think you'll be interested to hear the answer. Meanwhile, our pick of properties includes five gorgeous homes with a rustic flavour, while in property news we discover developments within iconic settings.

Karen

Karen Tait, Property Editor

Editor's pick: In the heart of Bellevue Village, Wandsworth Common, Charles Baker Place comprises nine homes in three different styles; three contemporary (5 bedrooms), three mews (4 bedrooms) and three cottage (3 bedrooms): £1.3m-£3.25m (Chester Row, 07860 750 641; Rymer Irens, 020 8767 2222; Knight Frank, 020 8682 7777)

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# PROPERTY *NEWS*

*Landmark developments across London*

## OUTSIDE THE BOX

Residential sales at Television Centre, the former home of the BBC in London's White City, will launch this month. The development will comprise 950 new homes and apartments, new cafés and restaurants, cinema, 400,000sqft of office space and a new outpost of private members' club Soho House. The BBC's legacy will continue too; BBC Worldwide headquarters are located here, while three television studios are set to reopen in early 2017.

In the first phase of the development, 432 homes will be available (completion in 2018), with prices from £650,000 for a one-bedroom apartment to £7m for a penthouse. Designed by Stirling Prize-winning architects AHMM, Television Centre offers the opportunity to live in one of London's most recognisable buildings, with Grade II-listed features ranging from the external 'atomic dots' to a celebrated mural by John Piper.

**televisioncentre.com**

## THE WORLD'S A STAGE

The site of Shakespeare's Curtain Theatre in Shoreditch – where Romeo and Juliet and Henry V were first performed – is set to become a new £750m mixed-use destination for London. With a masterplan by award-winning architects Perkins + Will and interiors by Argent Design, The Stage will be designed around a new public square (one of the largest to be created in the capital) that will showcase the sunken remains of the Tudor theatre, and be surrounded by 400,000sqft of mixed-use space including cafés, restaurants and shops. Four striking new buildings will include a 37-storey landmark tower providing 412 private sale apartments and penthouses (prices from £695,000). A 19th-century railway viaduct located on one side of the new square will also be restored, with the historic brick arches accommodating new shops and bars fronting the square – the top of the viaduct will be landscaped into a park with a tea/coffee house overlooking the square.

'The regeneration of this Shakespearean site will elevate the status of Shoreditch to that of the uber-cool Meatpacking district in downtown New York City,' comments David Galman, Sales Director of Galliard Homes.

**thestageshoreditch.com**

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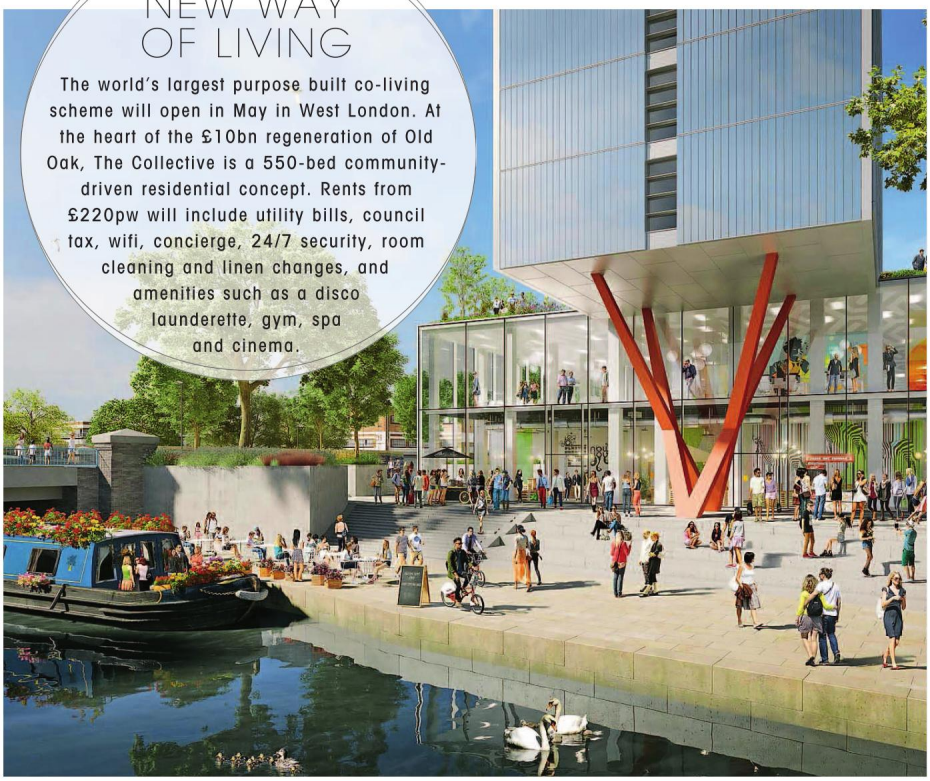
## A NEW WAY OF LIVING

The world's largest purpose built co-living scheme will open in May in West London. At the heart of the £10bn regeneration of Old Oak, The Collective is a 550-bed community-driven residential concept. Rents from £220pw will include utility bills, council tax, wifi, concierge, 24/7 security, room cleaning and linen changes, and amenities such as a disco launderette, gym, spa and cinema.



# ZONED IN FOR GROWTH

*Savvy buyers can still look to buying in Zone One for capital growth*

*Words* FIONA BRANDHORST

Extensive regeneration and improving transport links within existing central neighbourhoods are giving rise to new residential areas that have the potential to show outstanding future price growth. Heading south of the river, the Elephant & Castle was previously an overlooked location, dominated by post-war council housing. Now the scale of regeneration in this Zone One location puts it firmly on the London property map. By 2025 Southwark Council and its partners will have invested £3 billion, transforming it with a new pedestrianised market square and shopping centre plus other cultural and leisure facilities.

'It remains one of the last areas to undergo large-scale regeneration with prices considerably less than its surrounding neighbours,' says David Williams, Head of Sales at Jackson-Stops & Staff. 'The area has seen a significant rise in the number of residents, but there are nowhere near enough homes to satisfy demand that will underpin values and future capital growth.' The Elephant Park development of one, two and three bedroom homes is set around private landscaped courtyards. Prices start from £415,000 through Jackson-Stops & Staff. One The Elephant is another new 37 floor addition to the London skyline completing this spring, with prices for a studio starting at £398,000.

Hill's Base17 development is located in the heart of Elephant & Castle

KFH is selling Hill's Base17, which forms part of the new SE1 landscape. John East, KFH's Land and New Homes Director, adds: 'Young professionals and investors will find this scheme extremely appealing with prices providing good value.' Prices start from £450,000 for a one bedroom apartment. Chestertons, who are marketing The Old Town Hall in Bermondsey, is forecasting price growth of 37% and 29% in this area for the next two and five years respectively on today's average price of £499,027.

Oakmayne's Two Fifty One Southwark Bridge Road sits at the northern end of Elephant & Castle close to the culture and vibrancy of the Southbank. The first phase of apartments forward sold off plan so it bodes well for the second phase of sales launching later

The Elephant Park development is set around private landscaped courtyards

The Old Town Hall apartments are designed New York loft-style

this year, with prices starting from £654,000. Nearby, Crest Nicholson's Valentine Place retains the façade of a former bakery, yet blends with the contemporary style of nearby warehouses and is perfectly placed just metres from both nearby Southwark and Waterloo stations. Jackson-Stops & Staff is selling a one bedroom apartment from £735,000.

At London Bridge, Borough Market is about to begin a £300m redevelopment that will turn it into new shopping areas around a public square. Matt Johnson, Associate Director of Chestertons, Tower Bridge, anticipates further price growth for the wider SE1 area as regeneration continues. 'It's now accepted as a destination for young professionals who can walk to work in the city. As first-time buyers are priced out of traditional Zone One areas there is the opportunity to see good returns on your first step onto the property ladder,' adds Johnson.

Victoria and Pimlico are also seeing renewed interest from buyers realising the benefits of living in such a central location that is beginning to see the fruits of regeneration with new shops, restaurants and excellent travel connections. Barratt London is selling two luxury developments converted from office blocks. Great Minster House is in the heart of Westminster offering 61 spacious studio, one, two and three-bedroom apartments and duplexes. Most have a balcony or terrace that immediately adds a premium to future price growth. Prices start from £975,000. Chapter Street, a five minute walk from Pimlico Tube station, has just 31 apartments over seven storeys and has been luxuriously finished with marble and rich timber. Prices start at £980,000 for a one bedroom apartment with completion in December this year. Gary Patrick, Regional Sales Director at Barratt London, comments: 'We anticipate a great level of demand for the privilege of being able to call Westminster home.'

*You can see good returns on your first step onto the property ladder*

You couldn't get closer to Victoria Station than living in an apartment in the boutique Hansom building at the heart of the area's £4bn regeneration scheme. The development has underground parking and a concierge desk with a porter and is a great opportunity to invest where prices are forecast to rise when the area's schemes are complete. Strutt & Parker is selling a two bedroom, two bathroom property in the block for £1.410m.

Further west at Earls Court demand in the sub £2million market continues to outgrow supply, says Kay Cooke from KFH. 'The redevelopment of the exhibition centre over the next ten years has encouraged buyers to invest now and benefit from the regeneration.' Shirley Humphrey, Director at Harrods Estates, agrees: 'Earls Court is in the throes of regeneration, with grand housing and infrastructure projects breathing new life into the area. There are also a number of apartments created from large Victorian terraces, perhaps in need of modernisation, that would offer excellent capital growth.' Prices at Capco's mansion block style luxury development at Lillie Square East start at £799,000. George Franks, Sales Director at Douglas & Gordon, adds: 'Earls Court used to be something of a property "black hole", but investors and families alike are starting to notice the area, especially as it's currently cheaper than South Kensington and Chelsea next door.'

# 5 of the best... COUNTRY APPEAL

*The SW London properties offering a taste of the countryside*

## CLASSIC COUNTRY STYLE

Crondace Road, SW6, £2,700,000

In the heart of Parsons Green, this fantastic five bedroom house benefits from a natural second floor and extended kitchen, and provides a wealth of living and bedroom space as well as a 40ft garden.

**John D Wood, 020 7731 4223**

## VICTORIAN HOME

Lewin Road, SW16, £1,850,000

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**KFH, 020 3792 4543**

## BETWEEN THE COMMONS

Walsingham Place, SW4, £1,725,000

This elegant five bedroom semi-detached townhouse, offering 2,177 sq ft of internal space including an integral garage, is part of a smart, classically styled development. Decorated in a country style this is the perfect family home.

**John D Wood, 020 8871 3033**

## SHABBY CHIC

St James's Drive, SW17, £3,595,000

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**Savills, 020 3428 2222**

# FAMILY APARTMENT

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# COUNTRY

{OUR GUIDE TO BUYING IN THE HOME COUNTIES}

## PASTURES NEW

*Five of the best places to buy your dream escape from the city*

Yes, London has got it all and, yes, we love the city and all it offers. But, sometimes, all we can dream of is fields as far as the eye can see, meaning more and more of us are looking to the fresh air of the countryside to buy our next property. Over the next few pages, Bethan Andrews and Madeleine Howell delve into the home counties to find the perfect potential for those who still want to be within a stone's throw of the city – paying particular attention to the gastronomic delights that these places have to offer.

# YALDHAM MANOR

— ESTATE —

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purelake.co.uk

## WOODMANS COTTAGE

Now complete and available to view, this five bedroom luxury new build detached house forms part of the exclusive private gated Yaldham Manor Estate, and is set in the idyllic countryside location of Kemsing, Sevenoaks.

**£1,300,000**

To book an appointment to view, please contact:

**01689 882 988**

**acornnewhomes.co.uk**

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# CURIOUS KENT

*Gothic cathedrals, sandy beaches, oyster festivals and plenty of cider - what's not to love?*

*Words* MADELEINE HOWELL

Famed for the tangy ciders of its orchards and its classic country pubs, Kent has no shortage of produce to celebrate. And celebrate it does, with an apple festival in Brogdale, an oyster festival in Whitstable and countless markets piled high with jams and pickles. Head to St Margaret's Bay Beach or Dymchurch Beach in summer time with a picnic or press your own apples at Big Tree Cider. Time to leave the city behind and gorge yourself silly…

## TOP TOWNS

*Chilham Village*
*Ashford*
*Canterbury*

## TOP WALKS

*The Great Stour Way*
*The Crab and Winkle Way*
*South Foreland Whitehouse*

## THE 5 BEST

### *Places to eat in Kent*

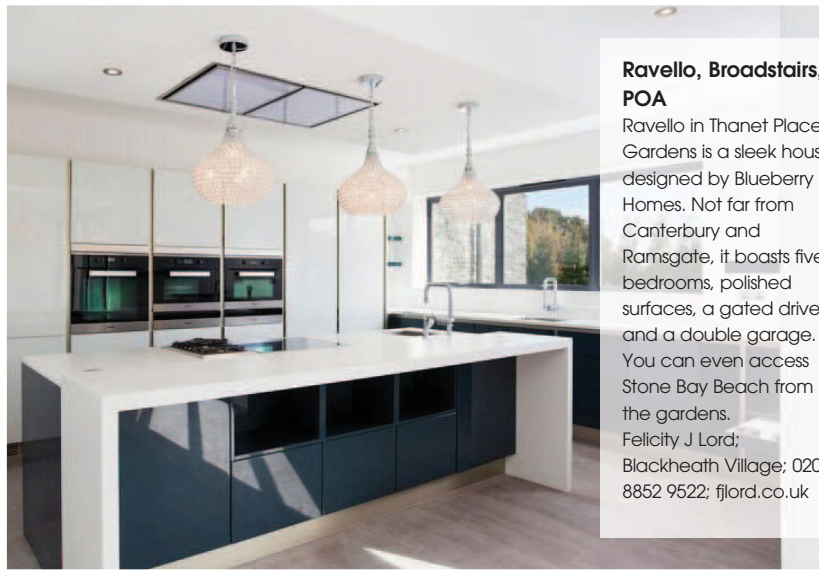
**DEESON'S**
A modern British restaurant – there's smoked eel and goat's cheese salads, followed by Aylesbury duck or salt marsh lamb.
**Journey time to London:** 1hr 10mins
**Best for:** Exploring Canterbury
**Average price:** £96

**THE GEORGE AND DRAGON**
The George and Dragon in Chipstead has filled the boots of weary travellers since Tudor times. Drink 'George's Marvellous Medicine', brewed by the Westerham Brewery.
**Journey time to London:** 1hr
**Best for:** Roaring log fires and cask ale
**Average price:** £80

**SAMPHIRE**
Samphire in Whitstable is a cozy fishing port bistro which serves up fresh cider and thyme mussels with the catch of the day.
**Journey time to London:** 1hr 40mins
**Best for:** Fresh sea air and fruits de la mer
**Average price:** £85

**THACKERAY'S**
This eighteenth century building was once home to William Thackeray. Now, it's a French restaurant with incredible desserts. Hello, hot chocolate croquettes...
**Journey time to London:** 1hr 30mins
**Best for:** Literary history
**Average prices:** £150

**THE HENGIST**
The Hengist in Aylesford has a brasserie as well as a champagne bar and fine dining. Book a cocktail masterclass and mind how you go…
**Journey time to London:** 1hr 15mins
**Best for:** Cocktails and tender meat dishes
**Average price:** £110



**Ravello, Broadstairs, POA**
Ravello in Thanet Place Gardens is a sleek house designed by Blueberry Homes. Not far from Canterbury and Ramsgate, it boasts five bedrooms, polished surfaces, a gated drive and a double garage. You can even access Stone Bay Beach from the gardens.
Felicity J Lord; Blackheath Village; 020 8852 9522; fjlord.co.uk

# your-move.co.uk

## PESCOT AVENUE, LONGFIELD

**£975,000**

Found tucked up a long drive in New Barn is this beautiful four bedroom period home with plenty of original features and a plot the envy of most! Entering via an impressive hallway you will find four spacious receptions, a modern kitchen/breakfast room with separate utility and a ground floor toilet. The garden plot is home to a detached double garage and a separate home office/gym. EPC D

**Tel: 01474 704 104** **Longfield Branch**

## CHURCH STREET, SOUTHFLEET

**Offers Over £850,000**

This beautiful Grade II listed home really is the centrepiece of picturesque Southfleet with its attractive appearance and large rear garden. Offering five double bedrooms, five large receptions as well as a wine cellar and possibilities of a separate annex this really does have it all! There are two garages and a gorgeous rear garden that extends to approximately half an acre. EPC Exempt

**Tel: 01474 704 104** **Longfield Branch**

## MAIN ROAD, LONGFIELD

**£770,000**

A fantastic one off four bedroom home in a prominent position in Longfield, in superb condition and well fitted to suit any modern family. With a marvellous kitchen/breakfast room overlooking a portion of the garden, dining room, large lounge and an additional playroom. A recent extension giving separate utility and WC. Plenty of gated parking, a double garage and excellent garden. EPC TBC

**Tel: 01474 704 104** **Longfield Branch**

## SEDLEY, SOUTHFLEET

**£570,000**

Found in a quaint cul-de-sac in the village of Southfleet is this beautifully maintained four bedroom home on a fantastic corner plot garden. The home itself is modern throughout with a fully fitted kitchen, WC, separate receptions and views across attractive gardens to both front and rear. Early viewing is highly recommended. EPC D

**Tel: 01474 704 104** **Longfield Branch**

*It pays to be with Your Move*

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## PEMBURY, TUNBRIDGE WELLS

**£1,150,000**

Substantial detached Edwardian home sitting in its own grounds of approximately 2.3 acres. With two large reception rooms and a further 20ft x 19ft family room which opens out to the garden, this could also be used for a ground floor bedroom as has its own shower room. Including a garage and decked terrace with hot tub. The expansive lawn leads to the woodland area and pond. EPC TBC

**Tel: 01892 520 378** **Tunbridge Wells Branch**

## REYNOLDS LANE, TUNBRIDGE WELLS

**£575,000**

Small development of only two unique brand new detached three/four bedroom houses. The properties will be finished to high specifications. For further details please contact us. Please note that all sales particulars and images are for marketing and illustrative purposes only. Advertising images may include upgrades as home specifications can vary. EPC On Completion.

**Tel: 01892 520 378** **Tunbridge Wells Branch**

## LYNSTED, SITTINGBOURNE

**£850,000**

Stunning four bedroom detached house with self-contained annex. Immaculately presented with a fully fitted kitchen, oak flooring and master bedroom with balcony. The annex offers a one bedroom living space with modern kitchen and bathroom. With a detached double garage and beautiful rear gardens. Teynham village allows access to London via High Speed 1 and Faversham town. EPC D

**Tel: 01795 536 955** **Faversham Branch**

## COURT STREET, FAVERSHAM

**£395,000**

London loft style living in what was the brewhouse of the former Whitbread Brewery in Faversham. A stunning Grade II listed building with real ambience behind a gated development, with heritage and character intact on the outside and a contemporary feel on the inside. Three bedrooms and two ensuites with accommodation over three floors and two parking spaces. EPC D

**Tel: 01795 536 955** **Faversham Branch**

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The Property Ombudsman SALES

YOUR MOVE

# *BEAUTIFUL* BERKSHIRE

*For pub grub at its best, authentic Italian food or something a little different, Berkshire has it all*

*Words* MADELEINE HOWELL & BETHAN ANDREWS

Berkshire, to the west of London, is the home of Windsor Castle and the woodland of Wellington Country Park, not to mention the North Wessex Downs – while Reading has all the modern shops and amenities you would expect. It's also not far from Henley-on-Thames, so don't miss the Regatta. The open upland areas of the River Pang are world-famous for horseracing – and it's all less than an hour from Central London.

## TOP TOWNS

*Windsor*
*Ascot*
*Reading*

## TOP WALKS

*Dinton Pastures*
*Englemere Pond*
*Sulham Woods*

## THE 5 BEST

### *Places to eat in Berkshire*

**THE FAT DUCK, BRAY**
A ticket-only event, The Fat Duck by Heston Blumenthal is a once in a lifetime experience.
**Journey time:** 59 minutes (to Paddington).
**Best for:** A one-off experience
**Average price:** £255

**THE VINEYARD, NEWBURY**
With ladies' lunches, elaborate afternoon teas, and a cellar with 30,000 bottles, The Vineyard is a well-known destination for foodie pilgrims.
**Journey time:** 58 minutes (to Paddington)
**Best for:** Wine
**Average price:** £90

**L'ORTALAN, SHINFIELD**
Reading's only Michelin-starred restaurant serves up an adventurous modern French menu with a sommelier on hand.
**Journey time:** 1hr 3minutes
**Best for:** White tableclothed elegance
**Average price:** £260

**THE ROYAL OAK PALEY STREET, MAIDENHEAD**
This stylish 17th century pub has eclectic artwork and a toasty wood burner.
**Journey time:** 84 minutes (to Paddington)
**Best for:** Weekend feasting with the family
**Average price:** £105

**RUCHETTA, WOKINGHAM**
Ruchetta is the place for authentic Italian food. There's antipasto with soft, buttery mozzarella, carpaccio, lobster thermidor, and tiramisú – washed down with Prosecco, of course.
**Journey time:** 54 minutes (to Paddington)
**Best for:** A taste of Italia
**Average price:** £107

**Queens Acre Windsor, £1,400,000**
A five bedroom detached family house on this prestigious gated Charles Church development. The property has a good size south westerly aspect garden and offers potential for improvements with an extension or a conversion. Windsor provides comprehensive shopping, restaurants and bars, and rail connections to London.
**Hardings, 11 High Street Windsor Berkshire, 01753 833118, sales@hardings.co.uk**

HARDINGS

## Grove Road Windsor

**£1,300,000**

This elegant four storey Victorian house provides spacious and comfortable family living, excellent entertaining space and a tasteful blend of contemporary style and original period features, with high corniced ceilings and beautiful Victorian fire surrounds. Set in this fashionable residential area, the property is close to the Long Walk leading to Windsor Great Park and just a short walk from the town centre with its comprehensive range of restaurants and bars, excellent shopping and main line rail connections to London. The property features a superb kitchen/dining room with bi-fold doors to the garden, an elegant double reception room, and a stunning vaulted master bedroom suite with views of Windsor Castle.

| Entrance hall | double reception room | full width kitchen/dining room with bi-fold doors to the rear | family room | utility/shower room | master suite with vaulted bedroom and en-suite shower room | 3 further bedrooms | well appointed family bathroom | rear garden 70ft approx | permit parking | EPC D

## Adelaide Square Windsor

**£795,000**

An elegant and beautifully presented Grade II listed Georgian town house in this most sought after location within Windsor's renowned 'Golden Triangle', adjacent to the Long Walk leading to Windsor Castle and the Great Park, and just a short walk from the town centre providing excellent shopping, restaurants and bars, and main line rail connections to London (Paddington & Waterloo).

| Entrance hall | cloakroom | double reception room | refitted Shaker style kitchen | 3 bedrooms | bathroom | courtyard garden | period features | EPC D

# *SCRUMPTIOUS* SURREY

*Only an hour's commute out of London, stretches of green offer the perfect escape – without going too far*

*Words* BETHAN ANDREWS

The county of Surrey is certainly not short of a pinch of charm with miles of rolling countryside, historical destinations such as Hampton Court Palace and London on its doorstep. It allows you a manageable commute to the city, but with plenty of locations for well-deserved respite from the stress of the capital. You can walk your dog along Surrey Hills, an area of natural beauty near Dorking, while foodies can plan their walks to incorporate some of the area's best gastro destinations. Plus you are certainly not short of Michelin-starred restaurants to sink your teeth into after your walk…

## TOP TOWNS

*Richmond*
*Hampton Court*
*Guildford*

## TOP WALKS

*Box Hill*
*Polesden Lacey*
*Surrey Hills*

## THE 5 BEST

*Places to eat in Surrey*

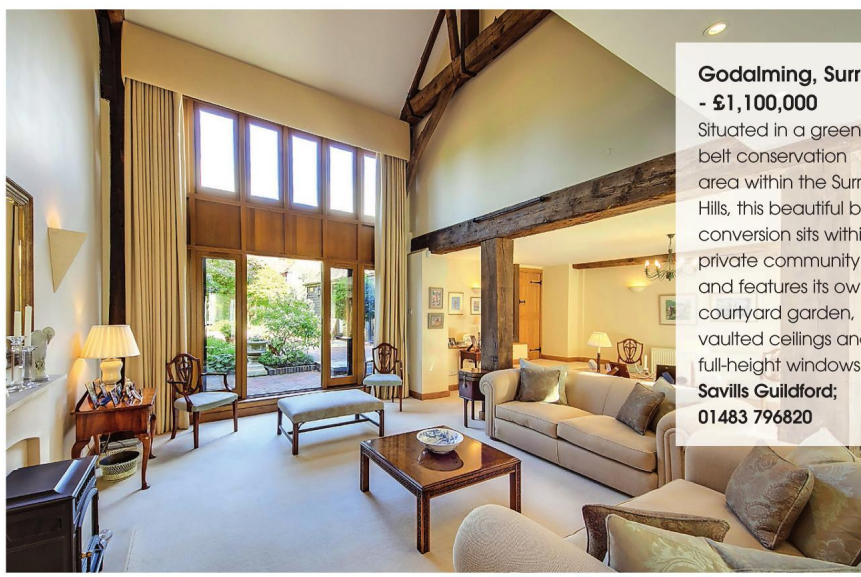
**THE LATYMER, BAGSHOT**
The Latymer is a two Michelin-star restaurant with Matt Worswick at its head, and is renowned for the great Tasting Menus.
**Journey time:** 70 minutes (to Waterloo)
**Best for:** Tasting menus
**Average price:** £80

**MULBERRY RESTAURANT, REIGATE**
This 3 AA Rosette Restaurant is fine dining at its best. In the summer seasons, the chefs swap their whites for their greens and head out to grow fresh produce for the restaurant.
**Journey time:** 37 minutes (to Victoria)
**Best for:** Local and seasonal produce
**Average price:** £70

**OSTERIA DI MUCCA FELICE, THAMES DITTON**
With the station providing frequent trains into Waterloo, this is an attractive village for food. Osteria Di Mucca Felice is particularly special, serving Italian food in tapas style.
**Journey time:** 30 minutes (to Waterloo)
**Best for:** Italian food
**Average price:** £70

**THE WIREMILL, LINGFIELD**
The Wiremill is a 15th Century converted mill on an idyllic lake with sun terrace and lakeside restaurant, where food is ethically sourced.
**Journey time:** 65 minutes (to Victoria)
**Best for:** Waterside location
**Average price:** £30

**WOODLANDS PARK HOTEL, COBHAM**
Renowned for its Afternoon Tea, Woodlands Park Hotel is perfect for those looking for a calm Sunday escape.
**Journey time:** 55 minutes (to Waterloo)
**Best for:** Afternoon tea
**Average price:** £25



**Godalming, Surrey - £1,100,000**
Situated in a green belt conservation area within the Surrey Hills, this beautiful barn conversion sits within a private community and features its own courtyard garden, vaulted ceilings and full-height windows.
**Savills Guildford; 01483 796820**

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**Laggan House, Ascot** Guide Price £1,500,000

Coupling luxury and glamour within a highly desirable location, Kebbell Homes exquisite collection of six stunning apartments at Laggan House has been designed to please from the moment you arrive! For details of the private champagne reception on Thursday 31st March, please call **01483 883930.**

---

**Cavendish Gate, Weybridge** Guide Price from £1,920,000

Cavendish Gate is a triumph of timeless design combined with the appreciation for quality. A selection of detached and semi-detached homes, each designed to exceed the need and aspirations of today's modern, luxury lifestyle. Call **01932 850030** for more details.

**High View Road, Guildford** Guide Price £875,000

An exclusive development of three newly built detached four-bedroom family homes designed and built to superb specification throughout. These economically friendly homes have everything you could possibly require for modern town centre living just moments from the Surrey Hills. Call **01483 883930**

## Brighton Marina

With its striking architecture, modern design and breathtaking sea views, Brighton Marina provides the perfect second home or investment in seaside living. A selection of stunning one, two and three bedroom apartments, plus expansive penthouses are available from £380,000 with completion in summer 2016. Call **01273 622007** or visit **brightonmarinaliving.co.uk** for more details.

LEADERS
Connecting people with property

# *WONDERFUL* WEST SUSSEX

*From stretches of pebbles to blue seas, seafood and views of the Downs, West Sussex has it all*

*Words* BETHAN ANDREWS

West Sussex really does have it all when it comes to its countryside offerings within an hour commute of the hustle and bustle of London. More rural than its East Sussex neighbour, it has the best of both land and sea with beautiful beaches and spectacular rolling countryside too. Those wishing to escape the crowds in London will revel in the option to enjoy Sunday strolls across the South Downs Way and explore the quaint historic towns of Chichester and Arundel. The county is not short of fabulous food destinations either, so foodies can hop from one Michelin star restaurant to the next.

## TOP TOWNS

*Arundel*
*Chichester*
*Worthing*

## TOP WALKS

*South Downs Way*
*Slindon Folly*
*Harting Down Nature Reserve*

## THE 5 BEST

*Places to eat in West Sussex*

**OCKENDEN MANOR, CUCKFIELD**
The Michelin-starred restaurant at Ockenden Manor uses only locally sourced produce from field (or sea) to fork.
**Journey time:** 65 minutes (to Victoria)
**Best for:** Extravagant dining
**Average price:** £80

**THE KENNELS, CHICHESTER**
The 12,000 acre estate that makes up Goodwood Racecourse is also home to an award-winning organic farm shop. The Kennels offers seasonal, fresh produce.
**Journey time:** 96 minutes (to Waterloo)
**Best for:** Local and seasonal produce
**Average price:** £40

**THE DUKE OF CUMBERLAND, HENLEY**
The aim of the Duke is to provide you with a haven in a tranquil corner of West Sussex away from the hustle and bustle of work.
**Journey time:** 85 minutes (to Waterloo)
**Best for:** Cask ales
**Average price:** £30

**RESTAURANT TRISTAN, HORSHAM**
Another one with a Michelin star, this feels like an urban restaurant with all the charms of the countryside setting – a winning combination.
**Journey time:** 50 minutes (to Victoria)
**Best for:** Something special
**Average price:** £70

**CRAB & LOBSTER, SIDLESHAM**
Renowned for its seafood from the Selsey fishermen, Crab & Lobster is a great destination for those who have a penchant for fish dishes.
**Journey time:** 120 minutes (to Waterloo)
**Best for:** Fresh seafood
**Average price:** £50

**Worthing, West Sussex - £545,000**
Just 700 yards from Worthing seafront, this stunning four-bedroom house with a south-facing garden features its own sun room, a bright breakfast room and contemporary, neutral décor throughout.
**Leaders Worthing; 01903 210000**

# OUTSTANDING EAST SUSSEX

*Medieval castles, coastal walks and excellent British vineyards*

*Words* MADELEINE HOWELL

Stretching from Brighton to Camber Sands, East Sussex has it all: sea, sand, and a huge expanse of greenery – all in plausible commuting distance from London. Don't take our word for it: book in at the Mermaid Inn in Rye to see for yourself (pictured above). East Sussex also has plenty of castles. There's the 14th century Bodiam Castle, the Norman fortress of Hastings, and the moated Herstmonceux with its beautiful Elizabethan gardens. We've got our beady eyes firmly fixed on this county – an Englishman's home is his castle, after all. The fact that the local vineyards are producing increasingly excellent wine is just a bonus.

## TOP TOWNS

*Rye*
*Bodiam*
*Hastings*

## TOP WALKS

*The Wealdway*
*Saxon Shore Way*
*Bewl water reservoir*

## THE 5 BEST

*Places to eat in East Sussex*

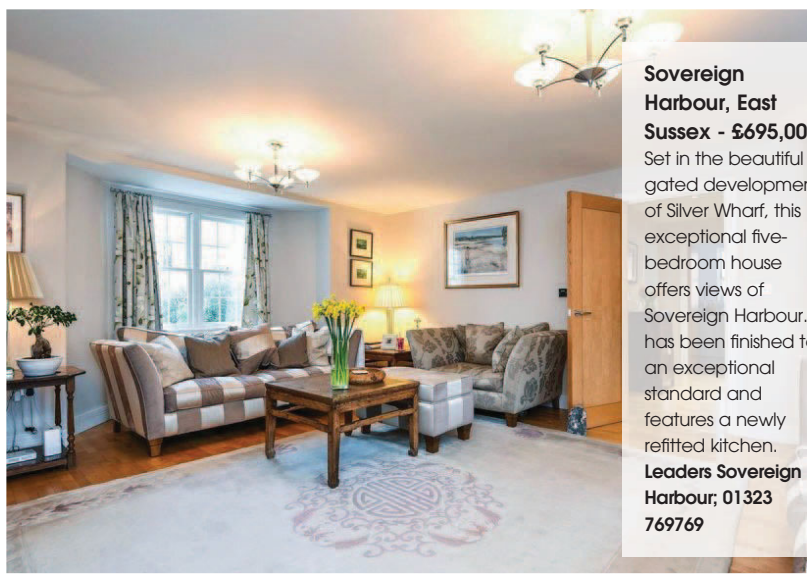
**THE RESTAURANT AT DRAKES, BRIGHTON**
The Michelin-starred Restaurant at Drakes on Marine Parade is best for fresh cod with lobster sauce and drinkable Bluebell Vineyard wines.
**Journey time to London:** 1 hour
**Best for:** Sophisticated dining and local wine
**Average price:** £130

**THE BETTER HALF, HOVE**
Enjoy Hophead ale served with a hearty portion of rich venison stew, or a bavette steak with chimichurri sauce.
**Journey time to London:** 1hr 20mins
**Best for:** A cozy afternoon
**Average price:** £56

**TUSCAN RYE, RYE**
A homely Italian restaurant on the cobbled streets of Rye – we love the antipasti.
**Journey time to London:** 1 hr 20mins
**Best for:** Panna cotta and pears in Chianti wine
**Average price:** £110

**ST CLEMENTS, HASTINGS**
The Michelin Bib Gourmand at St Clements is well earned. A changeable menu uses truly seasonal seaside produce for dishes such as rock oysters with shallot sauce.
**Journey time to London:** 1hr 30mins
**Best for:** A modern take on seafood
**Average price:** £78

**THE CURLEW**
A coaching inn near Bodiam Castle – we can't get enough of the Sussex Farmhouse baked cheese soufflé with kirsch cream, along with organic wine, such as East Sussex's own Sedlescombe white.
**Journey time to London:** 1hr 40mins
**Best for:** Natural wine ethos
**Average price:** £85



**Sovereign Harbour, East Sussex - £695,000**
Set in the beautiful gated development of Silver Wharf, this exceptional five-bedroom house offers views of Sovereign Harbour. It has been finished to an exceptional standard and features a newly refitted kitchen.
**Leaders Sovereign Harbour; 01323 769769**

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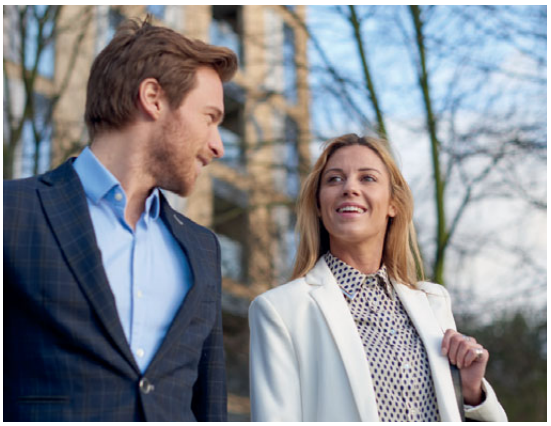

To book a viewing at our marketing suite call **0333 0033 710** or visit **www.theschoolyardsw18.com**

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A development by L&Q

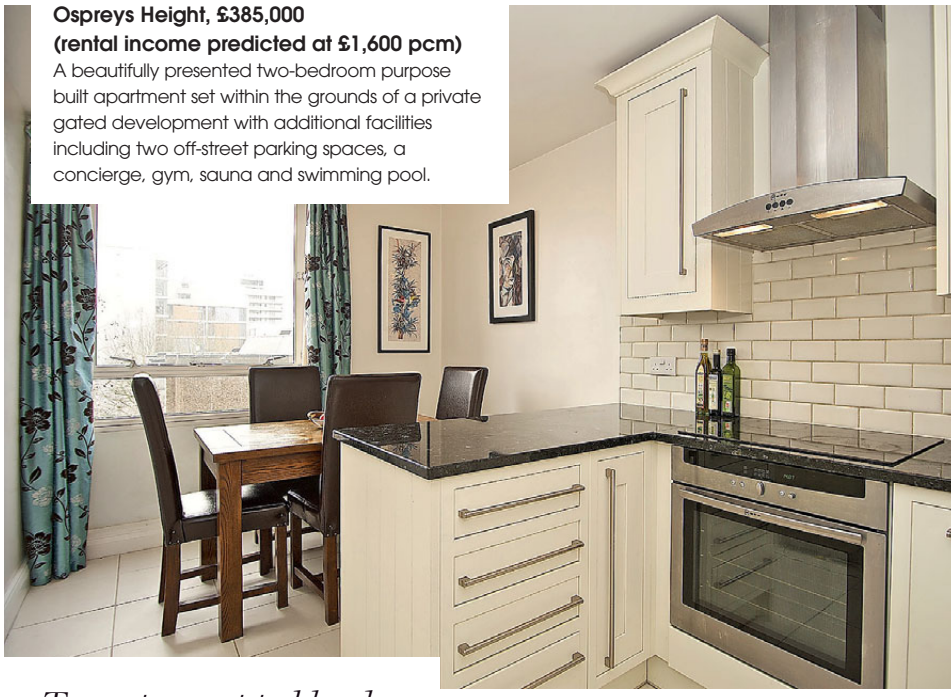
# TOMASZ FABA
## *LETTINGS MANAGER, ANDREWS BATTERSEA*

### *Why the rental market in Battersea is particularly buoyant*

The struggle that young people face getting their first foot on the property ladder is well documented and in a highly desirable area such as Battersea this is no less the case. With the average price of a home in London reaching a staggering £640,000 and minimum deposits standing at 10%, it's no surprise that purchasing a home is simply unaffordable for many. Some, meanwhile, appreciate the flexibility that renting affords them, especially early on in their careers. These points taken together mean that the rental market is incredibly strong, and for anyone looking to invest in a buy-to-let property the market has never been more buoyant.

In Battersea, the average tenant tends to be either a single professional, professional couple or professional sharers between the ages of 25 and 35, and they consequently look for either one or two bedroom properties with flats being their preference.

These tenants want to blend a city lifestyle with an area that offers the quieter side of life too. They look for areas that offer boutique retailers and high end shops alongside a vibrant nightlife, but they want lots of open space as well. Battersea offers all of this and consequently there is a growing hub of aspirational young professionals all focused on furthering their careers in the city.



**Ospreys Height, £385,000 (rental income predicted at £1,600 pcm)**
A beautifully presented two-bedroom purpose built apartment set within the grounds of a private gated development with additional facilities including two off-street parking spaces, a concierge, gym, sauna and swimming pool.

*Tenants want to blend a city lifestyle with an area that offers the quieter side of life*

Career aspirations mean these tenants adopt a long-term view on renting and want to make a property their home rather than simply a stop-gap abode. They have exacting standards in what they look for and with average tenancies now reaching three years, landlords – and those considering becoming a landlord – should see an investment in quality fixtures and fittings as a small price to pay vis-à-vis the reduced likelihood of regular void periods.

**Cotton Row, £1,850 pcm**
A highly desirable two-bedroom, two-bathroom, flat situated in the sought-after Price's Court development on Cotton Row. A perfect example of a rental property for young professionals that offers spacious open-plan living and modern appliances.

**020 7326 8171;**
**andrewsonline.co.uk**

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**Sales** 020 8780 2233
**Lettings** 020 8780 2667

Southfields/Earlsfield
**Sales** 020 8874 6686
**Lettings** 020 8944 9020

Andrews

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# Balham

Andrews

andrewsonline.co.uk

Rastell Avenue,
London SW2
£725,000

With views of Tooting Bec Common and a garden to the rear, there is no shortage of outside space to enjoy with this lovely flat. Arranged on the ground floor of an impressive period house, the property benefits from an attractive living room, two bedrooms and a 20'3 kitchen/dining room. The master bedroom is a generous size with French doors opening onto the pretty side return. Bedroom 2 is to the rear of the property, with folding glass doors overlooking the garden. Energy Efficiency Rating: D

Bedford Hill, SW12
£1600 pcm

Available 30th April 2016, this great and spacious Victorian property with huge garden situated in a residential road. Energy Efficiency Rating: C

**Balham Sales** 020 8675 2244
**Balham Lettings** 020 8675 5060

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# Battersea

Andrews

andrewsonline.co.uk

Allfarthing Lane,
SW18
£800,000

This modern and bright maisonette will make a great home for a family or working professionals. Split between first and second floors the property offers three double bedrooms, two of them en suite, and an extra bathroom on the first floor. On the second floor there is an open plan kitchen and reception room with entrance to the roof terrace, making it a perfect space for socialising with friends and family. The maisonette has plenty of storage, in built wardrobes and cupboards. Energy Efficiency Rating: D

Vauxhall Grove,
SW8
£1,885 pcm

Situated in the sought after Pippins Court development, located 0.1 miles from the Riverside Walk, Vauxhall tube and train station. The apartment itself offers a welcoming entrance hall leading to a spacious living room. The kitchen is equipped with a freestanding fridge freezer, washing machine, dishwasher, microwave, gas oven and hob. There are two spacious double bedrooms and generous storage space. There is also a family bathroom, which features a shower over the bath. Energy Efficiency Rating: C

**Battersea Sales** 020 7326 8171
**Battersea Lettings** 020 7326 8173

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# Putney

Andrews

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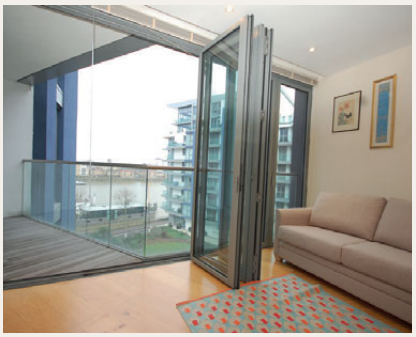
Elmshaw Road,
SW15
£739,950

A three bedroom semi-detached family home situated on Elmshaw Road within the Dover House Conservation area. Downstairs the reception room overlooks the front garden with a feature fireplace, to the rear is a eat in Kitchen with doors opening out onto the well-kept garden with an outhouse at the bottom wired for electrics. Upstairs is a family bathroom and three double rooms with loft access from the hallway Energy Efficiency Rating: D



Chapelier House,
SW18
£1,700 pcm

Chapelier House is set in-between the River Thames and Wandsworth Park. There is a Sainsburys Local, a gym and a collection of restaurants and bars 0.1 miles away. The building has a concierge, communal gardens and a Bus Shuttle for residents direct to East Putney Station.
Energy Efficiency Rating: B

**Putney Sales** 020 8780 2233
**Putney Lettings** 020 8780 2667

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# Southfields & Earlsfield

Andrews

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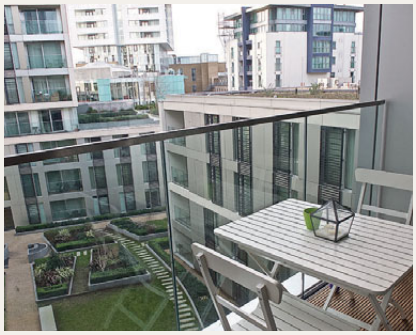

Aurora Apartments, SW18

£875,000

This stunning four bedroom, three bathroom apartment encompasses modern London living. Situated on the fifth floor of this luxury development this property has been finished to an exacting standard and benefits from the remaining NHBC Guarantee and underground car parking. Located within the sought after Filaments complex the property enjoys an enviable position right in the heart of Wandsworth Town Centre. Energy Efficiency Rating: B

Lainson Street, SW18

£2,500 pcm

A four bedroom split level period apartment, located in Southfields, SW18. The property offers great living space, with a separate kitchen and lounge, two bathrooms, four bedrooms, and garden with a balcony. The property has just had new carpets fitted in all bedrooms, lounge, and hallway. The kitchen and upstairs shower room enjoy new floor tiles, and the property has undergone a complete re-paint. Offered unfurnished and available now. Energy Efficiency Rating: C

**Southfields Sales** 020 8874 6686
**Earlsfield Lettings** 020 8944 9020

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**Lettings** 020 8780 2667

Southfields/Earlsfield
**Sales** 020 8874 6686
**Lettings** 020 8944 9020

Andrews

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Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

## Brilliant Period Maisonette

£600,000

Mayall Road, Herne Hill, SE24

Ref: 9104

This two/three bedroom period maisonette has easy access to Central Brixton and Brockwell Park. Additional benefits include two bedrooms and two reception rooms.

- Victorian Maisonette
- Two Double Bedrooms
- Two Reception Rooms
- Modern Bathroom Suite
- Herne Hill Station
- Patio Garden

Joine the Queue

## Secluded South Facing Garden

Guide Price £500,000 to £550,000

Georges Mews, Brixton, SW9

Ref: 9694

Located on a private gated development equidistant to Brixton and Oval Tube Stations is this wonderful, ground floor, two double bedroom apartment with a south facing private rear garden.

- Gated Development
- Two Double Bedrooms
- Kitchen/BreakfastRoom
- Share Of Freehold
- Private Patio Garden
- Chain Free

Start Dialling

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Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

## Absolutely Awesome

OIEO £900,000

Appach Road, SW2

Ref: 9018

This amazing double fronted, Victorian family size home has been enjoyed by the current owners for decades. Affording four bedrooms the property is just a short walk away from excellent transport links and Brockwell Park.

- Period House
- Three Reception Room
- Four Double Bedrooms
- Quiet Cul-de-Sac Setting
- Fitted Kitchen
- Three Piece Bathroom Suite

Call for your Viewing

## All In Good Taste

Guide Price £400,000 to £430,000

Sidney Road, Stockwell, SW9

Ref: 9022

Very spacious three double bedroom second floor apartment affording three double bedrooms and a kitchen/ breakfast room.

- Purpose Built Flat
- Three Double Bedrooms
- Stylish Decoration Throughout
- Smartly Fitted Kitchen
- Stockwell Tube Station
- Good Local Amenities

Ask about Our Open House

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Battersea & Clapham
Sales
020 7228 8895

Call us 8am - 10pm everyday

**Space And Location** £700,000
Dorothy Road, SW11 Ref: 4876

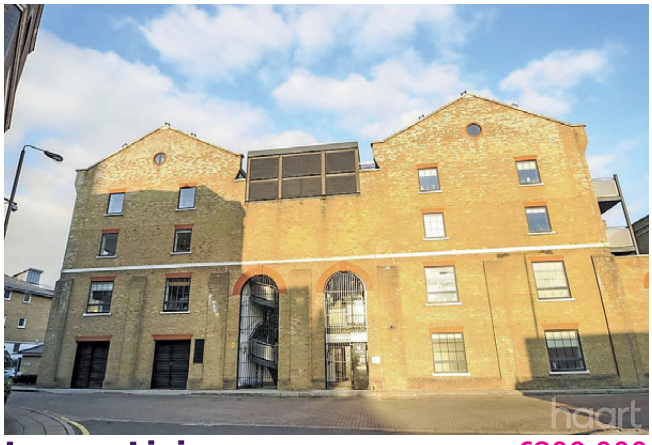
A well-presented, two bedroom split level flat with a wealth of space arranged within this lovely Victorian conversion building in a central location in Battersea. EPC TBC

**Spacious And Comfortable** £560,000
Rodenhurst Road, SW4 Ref: 4942

This specatcular two double bedroom apartment on the picturesque Rodenhurst Road is just a short walk from Clapham South Underground Station and the lovely Clapham Common. EPC B

**Beautifully Presented** £950,000
Nansen Road, SW11 Ref: 4717

If space is what you need, this three double bedroom apartment is where you will find it. Located on the stunning, tree lined Nansen Road and close to Clapham Common park and underground station. EPC D



**Luxury Living** £800,000
York Road, SE1 Ref: 4836

Benefiting from a stylish interior and stunning wood floors, this superb two double bedroom apartment is set within a secure gated development and offers wonderful views of the River Thames. EPC B

haart

Dulwich Sales
020 8299 3728

Call us 8am - 10pm everyday

## Handsome Victorian

£1,100,000

Barry Road

Ref: 8145

Substantial three bedroom house on one of the best roads in East Dulwich. Great proportions, tremendous scope and off street parking.

- Three Bedrooms
- Great Size Victorian House
- Excellent Proportions
- Victorian Semi Detached
- Three Reception Rooms
- Off Street Parking
- Original Qualities
- Great Location

EPC Rating C

## Exceptional Victorian Property

£899,950

Dunstans Road

Ref: 8583

An outstanding four bedroom, two bathroom, Victorian terrace property, located in one of East Dulwich's most sought after locations, close to Dulwich Park and Peckham Rye Common/Park. Call haart to view this amazing, chain free property.

- Victorian Property
- Sought After Location
- Four Bedrooms
- Beautifully Maintained
- Short Walk To Goodrich School
- Sought After Location
- Wonderful Garden

EPC Rating C

haart

Streatham Sales
020 8769 7711

Call us 8am - 10pm everyday

## Class And Charm

£1,600,000

Fontaine Road, Streatham SW16

Ref: 7761

The house retains a wealth of original features including seven fireplaces, decorative cornicing, ceiling roses, carved wooden door pelmets and stain glass windows.

- Edwardian Home
- Four Double Bedrooms
- Spacious Reception Rooms
- Elegant Hall
- Bespoke Conservatory
- Period Features
- Gas Heating To Radiators
- Great Size Garden

EPC Rating E

Call Now!

## Character House In The Heart Of Streatham

£795,000

Ferrers Road, Streatham SW16

Ref: 7828

This Victorian family home is perfect for a young family who are looking for a house where all the action is happening in this amazing south west London hot bed. With some great schools and the Common close by what more could a family want.

- Victorian Terraced House
- Three Bedrooms
- Fitted Kitchen
- Through Reception Room
- Bathroom With Shower Cubicle
- Garden
- Close To Station
- Near To Bars And Restaurants

EPC Rating E

Don't Miss Out!

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Upper Tooting
020 8672 4244

Call us 8am - 10pm everyday

**Period Cottage** £575,000
Derinton Road, SW17 Ref: 6082

A fabulous opportunity to acquire a mid terrace, period cottage, benefitting from a ground floor extension situated in the Totterdown Conservation Area. EPC D

**Fabulous Period Maisonette** £600,000
Salterford Road, Tooting Ref: 6128

A first floor, three bedroom Edwardian maisonette with the benefit of very long lease presented in excellent order. Situated in a quiet residential road on the borders of the Furzedown. EPC E

**Gorgeous Garden Flat** £525,000
Glasford Street, Tooting Ref: 6031

A most impressive bright purpose built Edwardian ground floor maisonette with two good size double bedrooms and garden. Situated within the heart of Tooting Graveney. EPC D

**Period Property** £850,000
Aldis Street, Tooting Ref: 6109

An attractive three double bedroom Victorian property with bags of potential, situated near St Georges Hospital and offered to the market with no ongoing chain. EPC F

haart

Earlsfield Sales
020 8871 4366

Call us 8am - 10pm everyday

## Desirable Location

O.I.E.O. £475,000

Ravensbury Road, Earlsfield, SW18

Ref: 4740

Set in a highly desirable location, this ground floor maisonette is perfect for those that wish for summer BBQs and a short commute into central London.

- Round Floor Maisonette
- One Double Bedroom
- Kitchen/Breakfast Room
- Private Rear And Front Garden
- Sought After Location
- Share Of Freehold
- Utility Area

EPC Rating E

## Period Maisonette

O.I.E.O. £500,000

Lydden Grove, Earlsfeild, SW18

Ref: 4780

This ground floor two bedroom Victorian maisonette, with plenty of period features and lots of room to entertain family and friends, would be great for investment purposes and first time buyers that could put their own stamp on it.

- Victorian Ground Floor Maisonette
- Two Bedrooms
- Kitchen/Leading Out To Private Garden
- Excellent Transport Links
- Share Of Freehold
- Chain Free

EPC Rating TBC

haart

Southfields Sales
020 8789 6600

Call us 8am - 10pm everyday

## Stunning Family Home

£1,200,000

Trentham Street, Southfields, SW18

Ref: 5715

Located in one of the most convenient roads that Southfields has to offer, this beautiful four bedroom, two bathroom mid terrace house has been fastidiously cared for by the current owner. Offering extensive accommodation over three floors, this property will tick all your boxes!

- Mid Terrace House
- Four Bedrooms
- Spacious Kitchen
- Private Rear Garden
- Period Features
- Ideal Family Home
- Sought After Location

EPC Rating D

## Desirable Location

£379,950

Parkside, Southfields, SW19

Ref: 5665

This well presented, one bedroom first floor flat is located within a small apartment building with lots of character and is currently let out for £1200 PCM. Ideally and desirably located on Parkside, moments away from Wimbledon Common, along major bus routes, the flat is perfect for a first home and comprises lounge, kitchen, bedroom and bathroom.

- First Floor Flat
- One Bedroom
- Ideal First Time Buy
- Transport Links
- Parkside Location
- Near Wimbledon Common

EPC Rating D

haart

Balham Sales
020 8675 6848

Call us 8am - 10pm everyday

## Sought After Family Home

Ravenslea Road, Balham, SW12

£1,150,000

Ref: 4484

A delightful, spacious period family home situated in the popular Nightingale Triangle. The charming home is situated on a quiet residential road close to local transport links and local amenities as well as schools. The accommodation comprises on the ground floor, double reception room, kitchen/diner, downstairs wet room, on the first floor, three bedrooms and a family bathroom/WC.

EPC Rating TBC

- Mid Terrace House
- Three Bedrooms
- Double Reception Room
- Fitted Kitchen
- Two Bathrooms
- Garden To Rear

haart

Wimbledon Sales
020 8947 9141

Call us 8am - 10pm everyday

## Family Home - Potential To Extend

£815,000

Effra Road, Wimbledon

Ref: 6178

A three bedroom Victorian terraced house situated in the sought after South Park Gardens area. The property is well-presented throughout with a lovely mature garden. Comprising of entrance hall, bay fronted reception room, dining room, kitchen with door leading to the garden. First floor has three bedrooms and family bathroom. Well maintained by the current owners, this house has great potential to extend in the loft and rear of the property (STPP).

- Period Mid Terrace
- Three Bedrooms
- Potential To Extend
- South Park Gardens Area
- Great Family Home
- No Onward Chain

EPC Rating F

A must see!

## Hidden Away And Not Overlooked!

£550,000

George Square, Wimbledon

Ref: 6124

Close to everything but off the beaten track this rare find offers well planned modern living with parking and a private rear garden. The property boasts a refitted bathroom, kitchen, lounge and two spacious bedrooms. A special home and a proper freehold house! No ever increasing monthly charges as experienced by leasehold flat owners. There is much to commend this property.

- End Of Terrace
- Two Bedrooms
- Modern Bathroom
- Southerly Facing Rear Garden
- Allocated Parking
- Small Courtyard Development
- Secluded Position
- Close To Local Park

EPC Rating E

Not to be missed!

**Kingfisher House SW18 £575 per week***
Fantastic two double bedroom apartment. **EPC:C**
**Battersea Office** 020 7458 4258

**Barnard Road SW11 £575 per week***
Beautiful three bedroom apartment. **EPC:D**
**Battersea Office** 020 7458 4258

**Falcon Wharf SW11 £475 per week***
A well presented one bedroom waterside apartment. **EPC:C**
**Battersea Office** 020 7458 4258

**Okeover Manor SW4 £381 per week***
One bedroom property in perfect location. **EPC:E**
**Clapham Office** 020 7717 5441

**Bromells Road SW4 £425 per week***
Large modern one bedroom apartment. **EPC:C**
**Clapham Office** 020 7717 5441

**St Luke's Avenue SW4 £585 per week***
Modern and spacious two bed apartment. **EPC:C**
**Clapham Office** 020 7717 5441

**The Priory SW12 £380 per week***
A beautiful, spacious one bed apartment. **EPC:D**
**Balham Office** 020 3285 7748

**Wavertree Road SW2 £380 per week***
Spacious two double bedroom conversion. **EPC:C**
**Balham Office** 020 3285 7748

**Ravenslea Road SW12 £392 per week***
Modern two double bedroom property. **EPC:C**
**Balham Office** 020 3285 7748

*Beyond your expectations*
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***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

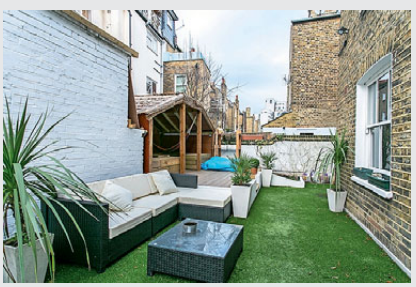
HAMPTONS INTERNATIONAL

**Warriner Gardens SW11 £2,650 per week***
Stunning family home that has an immaculate finish. **EPC:B**
**Battersea Office** 020 7458 4258

**Bullen Street SW11 £340 per week***
Charming ground floor garden flat. **EPC:C**
**Battersea Office** 020 7458 4258

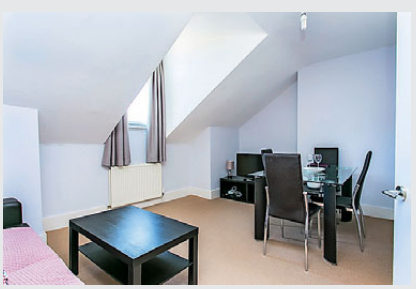
**Roseneath Road SW11 £875 per week***
Spacious house on a popular road. **EPC:F**
**Battersea Office** 020 7458 4258

**Heath Road SW8 £710 per week***
A stunning three double bedroom house. **EPC:E**
**Clapham Office** 020 7717 5441



**Kenwyn Road SW4 £550 per week***
Wonderful furnished two bed garden flat. **EPC:D**
**Clapham Office** 020 7717 5441

**Turret Grove SW4 £395 per week***
Refurbished one bed period conversion. **EPC:D**
**Clapham Office** 020 7717 5441



**Trinity Road SW17 £375 per week***
Fantastic newly decorated apartment. **EPC:D**
**Balham Office** 020 3285 7748

**Woodfield Avenue SW16 £461 per week***
A stunning, modern two bed apartment. **EPC:B**
**Balham Office** 020 3285 7748

**Foxbourne Road SW17 £795 per week***
A stunning four bedroom family home. **EPC:E**
**Balham Office** 020 3285 7748

Available on the App Store

***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

# The profile of our tenants is changing.

## The profile of tenants registering with us is changing and as a result we have a large demand for properties that are suitable for those with modest budgets.

We especially require 1 and 2 bedroom homes in this area for a growing number of professionals looking for more affordable accommodation.

Many of these individuals commute into Central London but cannot afford the rents being demanded in locations close to work and so are instead looking for better value options further afield.

Hamptons International offers a range of lettings services tailored to your requirements and qualifies all tenants to the highest degree to ensure our landlords have peace of mind.

If you would like to consider letting your property through us, please give us a call to arrange for a free market appraisal.


Hamptons Putney

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**hamptons.co.uk**



*Please dial in full. If you have already appointed another agent, you may be subject to a restrictive contract.*


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# OUR WORLD

*Four members of Knight Frank express why they love working in the South West London area*

## ANNA CZABAN

**LETTINGS MANAGER**

I moved to London 12 years ago and throughout my career I had an opportunity to work with in a variety of areas in London and see many different styles of properties. As a Clapham resident I naturally felt that South London was the right location for me.

At the same time I wanted to be a part of a global network and continue to become an expert in my field. Knight Frank puts me in a perfect position to be able to do just that, advising landlords on how their property is placed in our local as well as broader market.

Whilst I enjoy advising our clients on their properties I also love hearing their stories and meeting their families. In times of change in people's lives, I like to able to help and make their property move as smooth and easy as possible.

**020 3667 6755**
**anna.czaban@knightfrank.com**

## REBECCA JANE HIGGINS

**LETTINGS NEGOTIATOR**

My background before working in property was in luxury fashion and beauty brands. It was by chance that I got my first job in property with Knight Frank in 2007 and I have never looked back. My love of colour and style moved from the catwalk to the architecture and interiors of Clapham and Wandsworth properties. I find joy in meeting and helping people along with providing good service. Spring is my favourite time of year and this is when I feel this Clapham and Wandsworth is at its best with pretty magnolia blooming in Grafton Square, little ducklings huddled on the pond on Wandsworth Common and the surge of healthy joggers around on Clapham Common. It reminds me there is no place like it in London for me on a long summer's day.

**020 3667 6755**
**rebecca.higgins@knightfrank.com**

## SHAUN TERRY

**CLIENT SERVICES CONSULTANT**

I've always loved working with people and so Estate Agency is a natural fit for me. Client's motivations and goals always vary and it's understanding those goals which is the bedrock to having a successful career in the industry. I advise clients on the market across London, but with a focus on Clapham and Wandsworth. The area continues to evolve but fundamentally offers fantastic schools, the best common space in London and all within striking distance to the city. The London market can feel a complicated area and we have seen that global, economic and political pressures can impact it greatly. Knight Frank takes an active interest in understanding these factors with a Research Department which is the envy of the industry.

**020 3667 6755**
**shaun.terry@knightfrank.com**

## ANGELAH JANENTHIRARAJAH

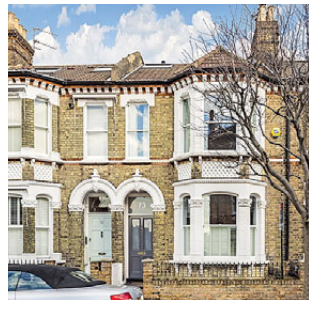
**PROPERTY MANAGER**

I look after a South London property management portfolio for Knight Frank and I have grown to love Clapham and Wandsworth. It wasn't a surprise to me that Clapham was voted by the Evening Standard in 2015 as the 'best place to live in London'. It is centrally located, making it easily accessible throughout the day and night, great for commuters, workers and those lucky enough to live there. There is plenty to enjoy in Clapham from its restaurants and bars to its clubs and pubs, not forgetting the spacious commons, which often host great summer attractions. You can never get bored of being here. I am thoroughly enjoying working in the area and am looking forward to discovering more of its great attributes.

**020 3667 6755**
**angelah.janenthirarajah@knightfrank.com**

**The Library Building, SW4**
**£410 pw**
**A modern one bedroom apartment located in the heart of Clapham High Street.**

**Narbonne Avenue, SW4**
**£795 pw**
**A beautifully presented three bedroom house in Abbeville Village.**



**Lavender Sweep, SW11**
**£975 pw**
**A beautifully presented five bedroom house in between the Commons.**

**Lavender Hill, SW11**
**£525 pw**
**A bright and airy two bedroom apartment on the highly sought after Lavender Hill.**

TIM RONEY

**020 8780 6790**
chartwelluk.com

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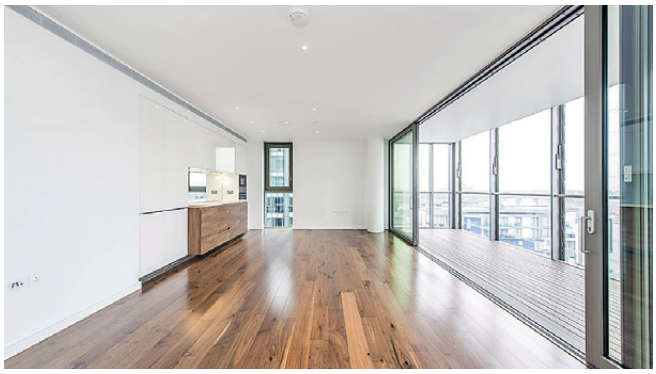


## Riverside Quarter, SW18

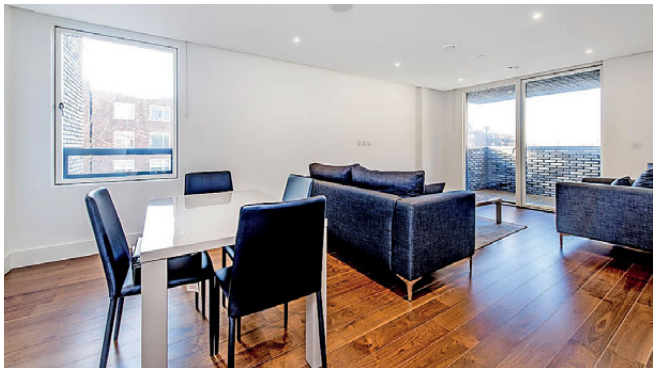
Beautiful 10th floor West Facing apartment, 2 bed, 2 bathroom, winter garden, river views, 24/7 concierge, resident's gym/swimming pool, underground parking. EPC Rating C
**£1,150,000**

## Putney Wharf Tower, SW15

Stunning West Facing apartment in Putney Wharf, 2 bed, 2 bathroom, river views, 24/7 concierge, underground parking, resident's gym, balcony. EPC Rating C
**£825,000**

## Riverside Quarter, SW18

Larger than average top floor apartment, 2 bed, 2 bathroom, river views, 24/7 concierge, underground parking, resident's gym and swimming pool. EPC Rating C
**£835,000**



## London Square, SW15

Newly completed third floor apartment, 2 bed, 2 bath, South facing views, 24/7 concierge, balcony, close to transport, no upper chain. EPC Rating B
**£725,000**

## Danemere Street, SW15

End of Terrace House in West Putney, 2 bed, double reception room, scope to extend to the rear and loft, good sized rear garden, close to the River Thames. EPC Rating F
**£1,000,000**

## Osiers Road, SW18

Lovely fourth floor apartment, 1 bed, large reception/open plan kitchen, balcony, underground parking, South facing views, no upper chain. EPC Rating C
**£455,000**

15 Brewhouse Lane, Putney Wharf SW15 2JX

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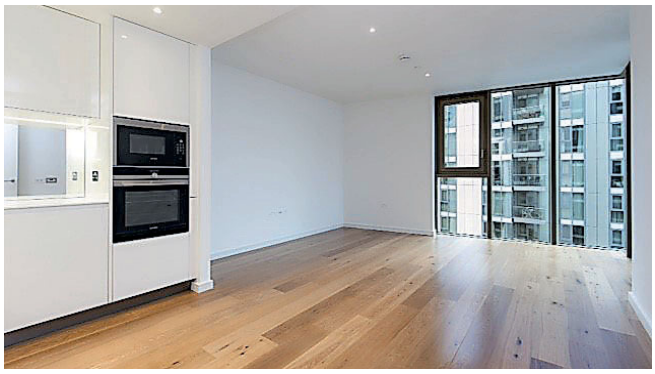
## Putney Wharf Tower, SW15

A stunning 10th floor apartment, 3 bed 2 bath, balcony, river view. 24/7 Concierge, residents gym, u/g parking. EPC Rating C
**£4,500 pcm**



## Riverside Quarter, SW18

A brand new apt on 7th floor, 2 bed 2 bath, balcony, river view, 24/7 concierge, leisure suite with gym and pool, u/g parking. EPC Rating C
**£2,400 pcm**

## Putney Wharf, SW15

An impressive 4 bed penthouse apt with large wrap around terrace and stunning views. 24/7 concierge, residents gym, 2 parking spaces. EPC Rating C
**£8,450 pcm**

## Knightley Walk, SW18

A stylish 2 bed, 2 bath apt with 2 terraces close to the river and Wandsworth Park. River view and parking available. EPC Rating B
**£2,100 pcm**

## Putney Wharf, SW15

A modern apt with 1 double and 1 single/study room in this riverside development by Putney Bridge. 24/7 concierge, parking, use of gym. EPC Rating C
**£1,500 pcm**

## Riverside Quarter, SW18

This 3 bed, 3 bath apt has a study, large terrace and a balcony and is over 1400 sq ft with use of 2 gyms, leisure suite with pool, residents shuttle bus and 24/7 concierge. EPC Rating C
**£4,767 pcm**

15 Brewhouse Lane, Putney Wharf SW15 2JX

ST JOHN'S WAY
SW11

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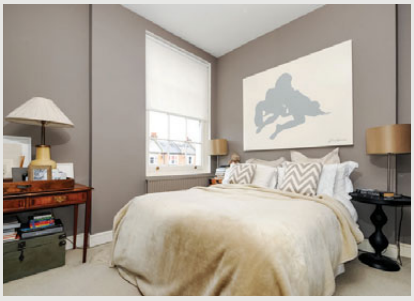

# St Ann's Crescent, Wandsworth, SW18 £697,000

**Earlsfield 020 8944 6464**
**earlsfield.sales@kfh.co.uk**

A beautifully presented two double bedroom flat with an 18 ft reception room, which leads to a balcony overlooking pretty communal gardens.

Situated on the first floor of an attractive Grade II listed building, this property is conveniently located within walking distance of Wandsworth Town station.

- Two bedrooms
- One bathroom
- Grade II listed building
- Balcony
- Communal garden
- Off street parking for one car
- Shared freehold
- EPC rating D

## Sternhold Avenue, Balham, SW2 £1,350,000

An outstanding three storey family home, recently renovated to an extremely high standard, offering in excess of 2,000 sq ft living space.

The accommodation includes an entrance hall, two adjoining reception rooms, ground floor cloakroom and an extended kitchen/dining/family room. There is also a luxurious master suite with walk-in wardrobe and en suite bathroom, three further bedrooms, second bathroom and a secluded garden. Freehold. EPC rating E.

**Balham 020 8675 1123**
**balham.sales@kfh.co.uk**

## Albany Park Road, Kingston upon Thames, KT2 £2,650,000

This exceptional four/five bedroom detached family home spans over 2,600 sq ft of living accommodation and backs onto the river.

Complete with fully equipped summer house, this unique property provides off street parking for multiple cars, three reception rooms and has the potential for further extension, subject to planning permission. Freehold. EPC rating E.

**Kingston 020 8939 8191**
**kingston.sales@kfh.co.uk**

## Greenview Drive, Raynes Park, SW20 £875,000

This immaculate family home is arranged over three floors and offers four bedrooms, a south west facing garden and a first floor balcony. The spacious eat in kitchen is modern and well equipped, and the property also boasts three bathrooms and separate WC. Freehold. EPC rating B.

**Raynes Park 020 3542 2000**
**raynespark.sales@kfh.co.uk**

## Lydhurst Avenue, Streatham Hill, SW2 £600,000

A stunning two bedroom Victorian maisonette arranged over the first and second floors of an attractive building, spanning over 1,000 sq ft of living space.

In addition to the stunning high ceilings and period features, this property boasts original stripped and stained wood flooring, an open fire place, refurbished sash windows and plenty of storage space. Leasehold. EPC rating E.

**Streatham 020 8769 8744**
**streatham.sales@kfh.co.uk**

## Lower Richmond Road, Putney, SW15 £719,950

A beautifully presented, two bedroom, two bathroom, top floor conversion flat, offering stylish and well planned accommodation over two levels.

Located close to the River Thames and Putney Lower Common, this property enjoys the wealth of local amenities available in both Putney and Barnes. Shared freehold. EPC rating C.

**West Putney 020 8785 2122**
**westputney.sales@kfh.co.uk**

## Russell Road, Wimbledon, SW19 £669,950

A stunning two double bedroom ground floor period conversion, recently refurbished to an exceptional standard. This property benefits from stylish interiors by Prime Central Development group Luxgrove London, and includes a spacious reception room with bi-fold doors to the private garden.

The property is located on a sought after road close to Wimbledon town centre and within easy reach of amenities and transport links. Leasehold. EPC rating D.

**Wimbledon 020 8944 4000**
**wimbledon.sales@kfh.co.uk**

# Haverhill Road, Balham, SW12 £1,850 pcm

A beautiful two bedroom, ground floor maisonette providing modern features throughout. This property benefits from a large reception with bay window and high ceilings, as well as an attractive private garden.

Located in the Hyde Farm area of Balham, this property is a short walk from underground and rail links and is close to Tooting Bec Common. Unfurnished. EPC rating D.

**Balham 020 8675 3639**
**balham.lettings@kfh.co.uk**

# Clapham Park Road, Clapham, SW4 £2,500 pcm

Recently built, this two bedroom mews house is situated in an attractive gated courtyard development and is finished to an excellent specification. The property is arranged over three floors and provides two double bedrooms, two bathrooms, a separate WC and a private balcony.

This beautiful home benefits from a choice of transport links including Clapham Common underground station, making this ideal for commuting to Central London and The City. Furnished. EPC rating C.

**Clapham Common 020 3700 6300**
**claphamcommon.lettings@kfh.co.uk**

£210 tenancy agreement fee per property.
Other fees apply, visit kfh.co.uk/lettingsfees

## Canbury Park Road, Kingston Upon Thames, KT2
## £1,350 pcm

A well presented one bedroom, one bathroom apartment within a popular gated development in Kingston near the town centre. This attractive flat has modern fittings throughout and further benefits from off street parking and close proximity to Kingston station. Furnished. EPC rating C.

**Kingston 020 8939 8181**
**kingston.lettings@kfh.co.uk**

## Stamford Square, Putney, SW15
## £2,200 pcm

Situated in a prime Putney location, this luxury apartment provides two double bedrooms, each with excellent storage, and two bathrooms. This property further benefits from a private balcony, and underground parking available on separate negotiation. Furnished. EPC rating B.

**Putney Hill 020 8785 3433**
**putneyhill.lettings@kfh.co.uk**

£210 tenancy agreement fee per property.
Other fees apply, visit kfh.co.uk/lettingsfees

## Sherbrooke Way, Worcester Park, KT4 £3,000 pcm

Short let. A beautiful detached house arranged over three floors, with five en suite bedrooms and extremely spacious communal areas. Set within the Hamptons, this exceptional home offers fantastic family living with leisure facilities including parkland and tennis courts. Furnished or unfurnished.

**Raynes Park 020 3542 2010**
**raynespark.lettings@kfh.co.uk**

## Palace Road, Streatham, SW2 £1,450 pcm

A spacious two bedroom ground floor apartment offering wonderful living space and a neutral, modern décor throughout. The property is superbly located moments from the amenities of Tulse Hill and Brockwell Park, as well as two train stations. Furnished. EPC rating B.

**Streatham 020 8769 3337**
**streatham.lettings@kfh.co.uk**

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## Carlyle Court, Southfields, SW18 Prices from £550,000

Carlyle Court offers a boutique collection of one, two and three bedroom, superbly fitted and specified apartments, all with access to a private landscaped residents' garden. Many have their own private terraces or balconies, which offer spectacular views across London and to The City. Each apartment's layout and interiors has been meticulously planned and with very high quality fittings and finishes. Leasehold.

**Land and New Homes 020 8222 7200**
**newhomes@kfh.co.uk**

## Carlton Gate, Putney, SW15 Prices from £730,000

A beautiful collection of new apartments and penthouses set within a striking Art Deco style exterior, just a short walk to Putney High Street. The apartments will be fitted with high gloss handleless kitchens with an extensive range of fitted appliances, fitted flooring, balconies, under floor heating, video entry system and lift. Leasehold.

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The local market remains positive, particularly when it comes to lettings

# MY MONTH

*Jason Carlon reflects on offering that personal and knowledgeable touch*

**What has been the most challenging aspect of your month?**
I've been an Estate Agent since January 1988 and set up Rochford Stokes with my business partner Jason Galvin ten years ago. We've seen all the highs and lows in the market and we're still here to tell the tale, so we believe we must be doing something right! We pride ourselves on giving our clients rock solid advice, which doesn't always benefit us today, but as we are here for the long haul we believe it's better to give someone the right advice today and do business with them at a later date. It is always challenging when we are faced with situations where we know that we are giving our client that rock solid advice, but they choose to ignore us.

**What has been your personal highlight?**
One of our landlords commented that the reason we were so much better than other agents she had dealt with was because we are more 'mature' (she was being polite, she really meant old!) and we have owned properties and been landlords ourselves. We approach the letting and management of properties from a landlord/property owner's perspective. The other agents she had dealt with were all a lot younger and had never owned properties themselves. She also felt that a lot of them were more concerned with hitting this month's target rather than building a long term client relationship.

The famous Rochford Stokes taxi

*It's better to give someone the right advice today and do business with them at a later date*

**What has been the most surprising thing to happen to you?**
People still try to 'hail' our Rochford Stokes taxi when we're out and about in the area!

**What has been the highest offer or the quickest sale to take place?**
We agreed a sale on a house within five days of it going on the market. We received four offers on it, with the highest being 10% above the 'guide' price! Our client didn't accept the highest offer and agreed to sell to a cash buyer at a lower price.

**How has the market been performing?**
The sales market started the year with lots of activity fuelled by the advent of the stamp duty surcharge on second homes; however it has now moved into a rather slow phase due to the prospect of the Referendum on Europe. It's the same effect we saw last year when the General Election took place. Canny buyers will be looking to buy now and buyers who follow the herd will sit on the fence. The lettings market has been very strong with good supply and demand.

**What local campaigns have you been involved with?**
We have been chosen as the sponsors of The Bolingbroke Academy again this year and we will be supporting their spring fair on Saturday 23 April. We are also sponsoring the Ecole de Wix's Summer Fair again this year. Both events were really great fun last year.

**153 Lavender Hill SW11 5QJ; 020 7801 6789; rochfordstokes.com**

# jackson-stops.co.uk

## Melville Avenue, SW20

A detached house situated in a cul-de-sac in West Wimbledon, 0.3 miles from Wimbledon Common.
Receiving hall, 3 reception rooms, kitchen/family room, 6 bedrooms, 5 bathrooms, study, separate utility room; detached garage, off street parking, garden. EPC rating D

£2,950,000 Share of Freehold

## Chester Road, SW19

A refurbished four bedroom end of terrace house located adjacent to Cannizaro Park and Wimbledon Village.
26 ft reception room with bi-folding doors to the 50 ft landscaped garden, kitchen, dining room, 4 bedrooms (1 en suite), bathroom, study, cloakroom; garage, off street parking. EPC rating C

£1,250,000 Freehold


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# Haselbury House, SW19

A detached Victorian house dating from 1875, situated 0.3 miles from Wimbledon station.
Double reception room, kitchen leading to a formal dining room, 4 double bedrooms, bathroom, shower room, separate utility room with access into a workshop; off street parking, garage, 104 ft garden. Potential to extend into the loft and across the rear (STPP). EPC rating E

£2,295,000 Freehold

# Wix's Lane, SW4

A first floor maisonette located 0.6 miles from Clapham Common underground station.
Reception room, kitchen, 3 bedrooms, bathroom; roof terrace. Recently renovated throughout, including new wooden flooring, new carpets, full redecoration, new roof, new bathroom, and full rewiring. EPC rating E

£845,000 Share of Freehold


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## Oakfield Estate, SW19

A first floor flat set on an estate located 0.2 miles from the All England Tennis Club.
2 reception rooms, kitchen, 3 double bedrooms, bathroom, cloakroom; balcony overlooking communal gardens, garage, store, on site porter and management. EPC rating D

£799,950 Share of Freehold

## Thornton Hill, SW19

A ground floor two bedroom flat with a 45 ft south-west facing garden, located 0.4 miles from Wimbledon station. Open plan reception/dining room, fitted kitchen, 2 double bedrooms; off street parking. No onward chain. Planning permission granted for a 2 storey extension.
EPC rating E

£650,000 Share of Freehold


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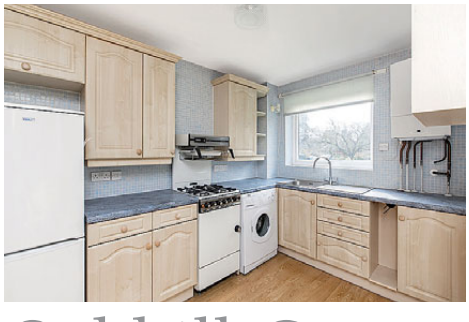
# Lavington Court, SW15

A seventh floor apartment with views across Putney Heath and further afield.
Reception room with full width balcony, kitchen, 2 double bedrooms, shower room; double garage, storage, communal garden, on site caretaker.
No onward chain. EPC rating E

£755,000 Share of Freehold



# Oakhill Court, SW19

A ground floor self contained flat in need of modernisation. Located on Edge Hill, the flat is 140 meters from Wimbledon Village and 0.5 miles from Kings College School.
Reception room, kitchen, 2 double bedrooms, bathroom; storage, garage. EPC rating C

£549,000 Share of Freehold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## Thornton Road East, SW19

A two bedroom house located 0.8 miles from Wimbledon station and 0.3 miles from Wimbledon Common.
Open plan reception/kitchen/dining room with doors to a private patio, en suite master bedroom, en suite double bedroom, downstairs cloakroom. EPC rating C

£2,495 pcm (*fees apply)

## Deepdale, SW19

A five bedroom detached house located in a cul-de-sac, 0.4 miles from Wimbledon Village.
Drawing room, dining room, kitchen/family room, 5 bedrooms, 3 en suite bathrooms, utility room, bathroom, shower room; roof terrace, garden, garage. EPC rating C

£17,000 pcm (*fees apply)


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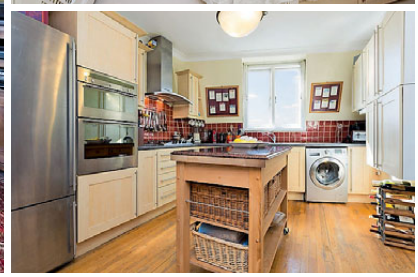


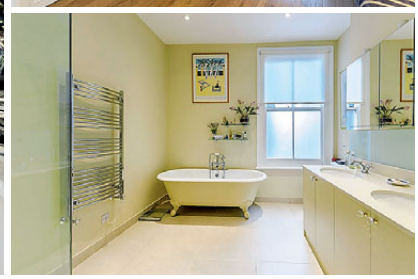
AVONMORE MANSIONS, W14

o.i.e.o £1,600,000

An elegant penthouse mansion flat close to High St Kensington with two double bedrooms and two bathrooms. Presented in excellent condition with wood floors and offering fantastic rooftop views. Avonmore Mansions is conveniently located for the many facilities of Olympia and High St Kensington and Holland Park is a short walk away.

FULHAM 020 7610 6551

Ref: FJL036000287 | EPC - C



ACFOLD ROAD, SW6

£2,350,000

A beautifully presented 'Lion' house on the prestigious Peterborough Estate close to Parsons Green and the New Kings Road. Located on a charming tree-lined residential street in the heart of the magnificent Peterborough Estate, an impressive five bedroom period home offering 2,325 sq ft and with considerable potential to extend (STPP).

FULHAM 020 7610 6551

Ref: FJL036000332 | EPC - D

# Dexters

Bovingdon Road, SW6 £2,595,000

An superb end of terrace Lion House on the prestigious Peterborough Estate, this stylish home blends traditional character with contemporary fittings, energy rating c.

Fulham Sales 020 7386 5386

# Dexters

## Acfold Road, SW6 £2,350,000

A traditional Victorian Lion House offering a wealth of charm and character, this home occupies 2,325 sq ft of versatile and well-kept accommodation, energy rating d.

Fulham Sales 020 7386 5386

## Rodenhurst Road, SW4 £1,899,999

A period family home with two/three reception rooms, spacious eat in kitchen, five/six bedrooms, four bathrooms, parking and rear garden with side access, energy rating d.

Clapham Sales 020 8675 2224

## Lanercost Road, SW2 £1,550,000

Six bedroom double fronted semi-detached Victorian house, recently renovated throughout with bright, spacious rooms; large rear garden and off-street parking, energy rating d.

Clapham Sales 020 8675 2224

## Nevis Road, SW17 £1,600,000

Five double bedroom family home located in highly desirable residential area, comprising double reception room, rear garden, and converted loft, energy rating d.

Clapham Sales 020 8675 2224

# Dexters

## Chestnut Road, SE27 £1,395,000

Six bedroom semi-detached house, renovated throughout and extension into the loft creating generous third floor. Has good sized garden and off-street parking, energy rating e.

Clapham Sales 020 8675 2224

## Criffel Avenue, SW2 £1,799,500

A family home in Telford Park with three reception rooms, five double bedrooms, three bathrooms and large rear garden, energy rating e.

Clapham Sales 020 8675 2224

## Eversleigh Road, SW11 £1,150,000

A beautifully refurbished four bedroom family home tastefully decorated and comprising a generous double reception room to the front, energy rating d.

Battersea Sales 020 7350 1200

## Denny Street, SE11 £985,000

Family home situated within a conservation area constructed by Duchy of Cornwall in 1913 with two double bedrooms and a garden, energy rating d.

Clapham Sales 020 8675 2224

RICS Regulated Estate Agent and Letting Agent

# Dexters

## Wix'x Lane, SW4 £850 pw

This semi-detached four double bedroom family home offers a large amount of living space and is finished to a high standard throughout, energy rating d.

Clapham North Lettings 020 7498 2243

## Parsons Green, SW6 £1,100 pw

A simply stunning three double bedroom split-level maisonette in an enviable location overlooking Parsons Green, energy rating c.

Fulham Lettings 020 7386 7386

## Woodfield Avenue, SW16 £750 pw

An immaculate five bed semi-detached family home recently refurbished to a very high standard, conveniently positioned moments away from Streatham Hill, energy rating d.

Streatham Lettings{QUAD]020 8674 8400

## Portinscale Road, SW15 £700 pw

A beautifully converted two bedroom lower ground floor apartment ideally situated in the heart of Putney, energy rating c.

Putney Lettings 020 8789 9090

# Dexters

## Kingscourt Road, SW16 £750 pw

An impressive five bedroom house located 0.2 miles from Streatham Hill Mainline Rail station, energy rating d.

Streatham Lettings 020 8674 8400

## Chelverton Road, SW15 £1,615 pw

An elegant five bedroom terraced house ideally located on a premier road in the heart of Putney offering fantastic access to all local amenities and transport links, energy rating e.

Putney Lettings 020 8789 9090

## Hambalt Road, SW4 £450 pw

A two bedroom ground floor garden flat set in the heart of Abbeville Village, 0.4 miles from both Clapham South and Clapham Common stations, energy rating e.

Clapham South Lettings 020 8675 6750

## Lots Road, SW10 £725 pw

A stunning two bedroom loft style apartment set within a gated development in Chelsea which benefits from its own private South facing roof terrace, energy rating d.

Fulham Lettings 020 7386 7386

Tenants fees apply: £180 per tenancy towards administration, £60 reference fee per tenant and £144 towards the end of tenancy check out report (all inc of VAT).

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*Advertising Promotion*

# Are residential property investors set for impending market change?

A number of imminent changes to property tax mean that homeowners in the UK must ensure they are prepared and protected.

## SDLT FOR SECOND HOMES

As expected, the chancellor revealed the higher Stamp Duty Land Tax (SDLT) was going ahead for so-called second home owners with only minor amendments to the original proposal. Responding to widespread call from the industry, the grace period during which those who have an overlap between two properties can claim a refund on the higher rates has been extended to 36 months, from an originally proposed 18 months. Disappointingly, however, the Budget quashed speculation that corporate investors may be able to avoid the new charges by confirming the higher rate will apply equally to purchases by individuals and corporate investors.

From the 1st April 2016, an additional three percent of SDLT above the current rate will apply for purchases of additional residential properties, taking into consideration any property owned abroad.

This will affect buy-to-let, second homes, property purchased for children's occupation, overlapping ownership and, indeed, any property which will see a person's name on two or more property deeds at a time (including joint and outright). This will also increase transaction costs substantially – for example, under the new system the SDLT payable on a £250,000 home will be £10,000 as opposed to £2,500 under the old system.

## NEW ATED RULES

Also coming into play on 1st of April will be the new Annual Tax on Enveloped Dwellings (ATED) rules for companies that hold residential property. The tax threshold has been lowered from £1 million to £500,000, meaning companies that own residential property which was purchased or valued at £500,000 or more from 1st April 2012 will be liable for ATED.

The 1st of April is a date many dread, but yet more changes to the residential property tax landscape also linger on the horizon and even though the vote on Brexit isn't due until June 23rd, it's already affecting the general mood of the market.

## THE CHANGING LANDSCAPE

Despite the tax changes, residential property is likely to continue to be a reliable investment and store of value, especially in the long term and as long as individuals are making expert-informed decisions. The tax landscape is changing so fast that seeking specialist tax advice is now more important than it ever has been. All individual circumstances are different, but in many cases tax advice in this environment can enhance the investment viability of a property purchase or portfolio.

For more information on how this affects your assets, please contact us on:
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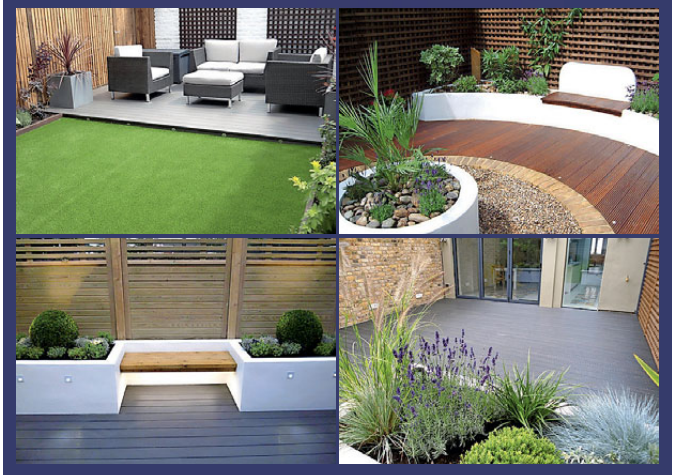

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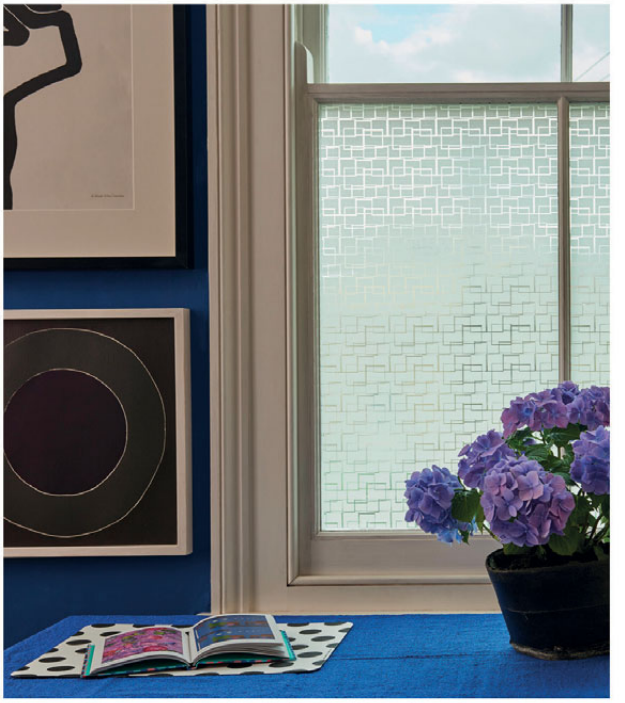

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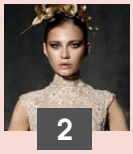
# WEDDING INSPIRATION

{ YOUR LOCAL GUIDE TO THE BIG DAY }

IMAGE: YOLAN CRIS

INSIDE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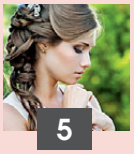
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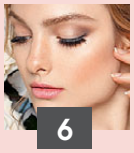
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Bridal beauty: the countdown to looking your best

# DREAM DRESSES

*The most beautiful wedding gown shapes and styles for 2016*

*Words* MADELEINE HOWELL

## New romantic

You'll be floating on air in this strapless, A-line Deneb dress designed exclusively for Teokath by Lusan Mandongus. We love the dispersed lace design and the scalloped hem - be sure to make an entrance in the embroidered bodice and flowing tulle train.

*Prices from £1,500; Teokath; 16 The Broadway; Wimbledon SW19 1RF; 020 8971 2000; teokath.co.uk*

## Embellishment

Spanish design house Yolan Cris is synonymous with beautifully detailed ornamentation. The Entenza dress from the Orchid Couture collection has golden lace adorned with hand-sewn flowers, a demure neckline and sweeping skirt. The golden floral crown is also by Yolan Cris.
*Prices from £2,300 at London Bride Couture; londonbridecouture.com*

## *Sheath*

Sheath dresses skim the figure to create a soft, feminine silhouette. The 'Una' dress, pictured, is from a collection for Luella's Boudoir on Wimbledon High Street. Rose-coloured French beaded lace was used for the sleeves, while the boho-style hair accessory was chosen from a selection by St Erasmus.
*Prices from £2,500; Luella's Boudoir, 78A High Street Wimbledon, London SW19 5EG; 020 8879 7744; luellas.co.uk*

# WEDDING HAIR STYLING

*Top off your perfect day with gorgeous hair courtesy of Anthony Laban*

Your wedding hair is a crucial part of your wedding day to get right, and your relationship with a salon is hugely important. We encourage you to make several consultations , and to bring in lots of pictures, including images of your dress.

PICTURE CREDIT GOFF PHOTOS

## Hair Planner

**2 MONTHS TO GO:**

Initial consultation with your wedding stylist

**1 MONTH TO GO:**

Complete rehearsal of hair

**2 WEEKS TO GO:**

Hair coloured if needed and conditioning treatment to ensure healthy hair

**1 WEEK TO GO:**

Haircut with conditioning treatment and final dress rehearsal for hair

We recommend allowing wedding day appointment should be booked for at least 4 hours before your wedding ceremony commences

We can open out of salon hours to accommodate early weddings and encourage that you invite your photographer to take pictures of your preparation

For out of town weddings we offer a trial that includes hair ideas with a full set of photographs to show your stylist

On your wedding day bring your veil, flowers or tiara to your appointment, and don't forget to wear a top that doesn't have to go over your head

Most importantly of all, please allow plenty of time to relax and let us do the rest

# BEAUTIFUL NEW YOU

*It's the biggest day of your life, so make sure you look the best you can*

## 3 to 6 months to go

If you want to shape up before your big day, now's the time to start. Celebrity fitness expert Cornel Chin recommends you stick to a three-times-a-week exercise regime over this period. 'This should include a minimum of 30 minutes cardio work, combined with a total body resistance programme, performing 2-3 sets per major body part. The cardio work should preferably be low or non-impact to reduce the risk of injury. If you're trying to get in shape at the eleventh hour, starving yourself is a definite no-no. Instead do small amounts of exercise daily a little and often so as not to tax your body while reaping the benefits.' Check out Clapham-based Sarah O'Neill for bridal bootcamps in London and Spain, fitness parties and nutrition tips.

## 1 to 2 months to go

Set up your beauty trial once you've chosen your dress, flowers and colour scheme. 'Perfecting your look for your wedding day is vital to ensure you select products that will last the distance and enhance your features,' says make up artist Lisa Prostamo, who offers a bridal service through rockitbeauty.com. 'It's worth taking photos in different light to see whether adjustments are needed.' Consider weekly facials from now, too: 'Good skin equals a better base and allows your natural radiance to shine through,' she adds. Check out Michelle Louise salons in Balham and Wandsworth or Tara Ramsay's All About the Girl in Battersea.

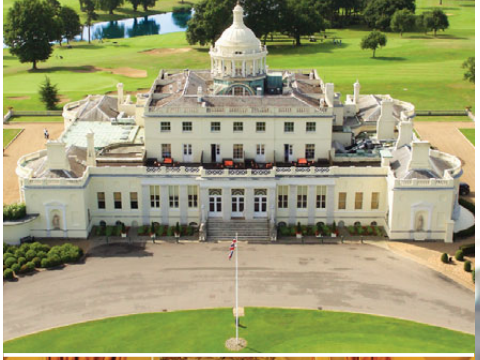
*Good skin is a better base for makeup and allows your natural radiance to shine through*

## 1 to 4 weeks to go

'Don't cut your hair too close to the big day,' says top stylist Richard Ward, whose team looked after the Duchess of Cambridge on her wedding day. 'Have a trim around 3-4 weeks before the wedding to give it time to settle. Any extensions should be fitted 2-3 weeks before as they are always a bit sore at first.' Locally, consult Edward James London in Putney and Battersea or Anthony Laban in Wandsworth.

## The day before

Have a manicure and pedicure. A gel polish such as Shellac (available at Anesis in Clapham) or Gelish (offered at Fine Beauty in Fulham) will guard against chips. Try to get an early night too so that you look your rested best in the morning. If you think you'll have trouble drifting off, keep a sleep aid like Potter's Nodoff Plus Mixture to hand.



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